



**Waterloo Lane, Skellingthorpe,  
Lincoln**

0249 959

  
**MARTIN & CO**

# Waterloo Lane, Skellingthorpe, Lincoln

Bungalow - Detached  
5 Bedrooms, 5 Bathroom

£349,950

Date Available:

Deposit:

- Extended Family Home
- Dormer Bungalow
- Spacious Living Accommodation
- Master Bedroom with Ensuite
- Front and Rear Gardens
- Double Garage
- Driveway Parking for Multiple Vehicles
- Village Location
- Tenure - Freehold
- Council Tax Band - C / EPC Rating - E

Extended five bedroom detached dormer bungalow occupying a generous plot within the popular village of Skellingthorpe. This deceptively spacious home is a must view to truly appreciate the flexible living accommodation and position within the village.



Extended five bedroom detached dormer bungalow occupying a generous plot within the popular village of Skellingthorpe. This deceptively spacious home is a must view to truly appreciate the flexible living accommodation and position within the village. Comprising internally of an entrance hall with two bedrooms, bathroom and separate WC, open plan living room with sitting room and dining area, further bedroom and kitchen to the ground floor plus two bedrooms and an ensuite to the first floor. Externally benefitting from a double garage, front and rear gardens and driveway parking.

Skellingthorpe village benefits from local amenities to include shops, primary schooling and public houses. Regular bus service is available into the City Centre and with easy access to the A46 bypass.

EPC Rating - E  
Council Tax Band - C  
Tenure - Freehold

**Entrance Hall**  
PVC entrance door and side panel, vinyl flooring, light fitting, radiator and Drayton thermostatic control.

**Bedroom**  
11'5" x 11'0"  
PVC window to the front aspect, carpet flooring, radiator and a pendant fitting.

**Bedroom**  
14'1" x 11'2"  
PVC window to the side, carpet flooring, radiator, pendant fitting plus fitted wardrobes.

**Bathroom**  
7'11" x 5'5"  
Fully tiled room with a vanity wash basin and panel bath with electric shower over, PVC side town, heated towel rail, spot lit ceiling and extractor.

**WC**  
8'0" x 2'8"  
Low level WC, tiled flooring, radiator, PVC side window and a pendant fitting.

**Living Room**  
21'3" x 11'10"  
Open plan to both the dining area and sitting room.  
Carpet flooring, PVC window to the front, two radiators, two pendant fittings and a feature gas fire with hearth and surround.

**Sitting Room**  
10'0" x 9'0"  
PVC French doors and side panels to the rear, carpet flooring, radiator, ceiling and wall lighting.

**Hall**  
Carpet flooring, PVC rear window, wall lighting and a storage cupboard with light fitting. Access to the garage and further living accommodation.

**Double Garage**  
17'11" x 16'1"  
Up and over door to the front aspect, personnel door to the rear, light and power. Mains consumer unit and electric meter housed. Access to storage space above.

**Store Room**  
8'5" x 7'10" (max measurements).  
L shaped room with carpet flooring, radiator, lighting and shelved storage. Separate consumer unit housed.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	65
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Approximate total area<sup>(1)</sup>**

201.51 m<sup>2</sup>  
2169.04 ft<sup>2</sup>

**Reduced headroom**

12.17 m<sup>2</sup>  
131 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Martin & Co Lincoln Lettings  
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6  
8HW  
01522 503727 . lincoln@martinco.com

01522 503727  
<http://www.martinco.com>

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.