



51 SKELLINGTHORPE ROAD, LINCOLN, LN6 7QT
£210,000

Boasting a corner plot with a large rear garden, this spacious 3 bedroom semi detached home on the popular Skellingthorpe Road offers easy access to both the city centre and road network and yet is close to local amenities is a must view home.

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ACCOMMODATION

Entrance Hall - Approached by a part glazed composite door, having understairs storage cupboard, radiator.

Dining Room - 12'4" x 12'3" (3.76m x 3.73m) Upvc window to front aspect, radiator, coving to ceiling.

Kitchen - 18'2" max x 9'1" (5.54m max x 2.77m) UPVC window to rear aspect, fitted with a range of base and eye level units with bevel edged work surfacing over, stainless steel sink, ceramic hob, electric oven, built in fridge, space for fridge, radiator.

Rear Lobby - Having glazed composite door leading to garden, ceramic tiled flooring.

WC - UPVC window to rear aspect, fitted with a close coupled WC, ceramic tiled flooring, half height wall tiling, gas fired boiler.

Living Room - 12'4" x 11'3" (3.76m x 3.43m) UPVC window to front aspect, television point, radiator, double doors to garden room.


Garden Room - 11'2" x 8'4" (3.4m x 2.54m) being of brick and UPVC construction with a glazed door to garden, solid roof, radiator.

Landing - Return staircase with UPVC window to front aspect rises from entrance hall to 1st floor landing, loft access, coving to ceiling.

Bedroom 1 - 12'9" x 11'2" (3.89m x 3.4m) UPVC window to front aspect, built in wardrobe, radiator, picture rail.

Bedroom 2 - 12'5" x 11'3" (3.78m x 3.43m) UPVC window to front aspect, radiator, picture rail.

Bedroom 3 - 11'3" x 9'2" (3.43m x 2.8m) UPVC window to rear aspect, radiator, coving to ceiling.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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