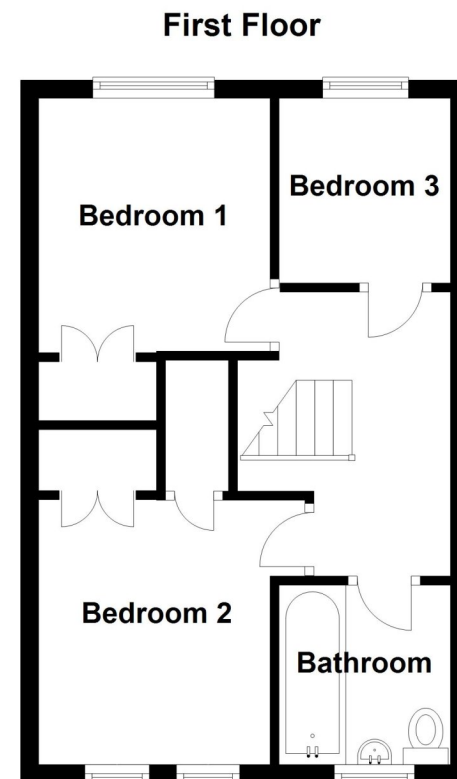
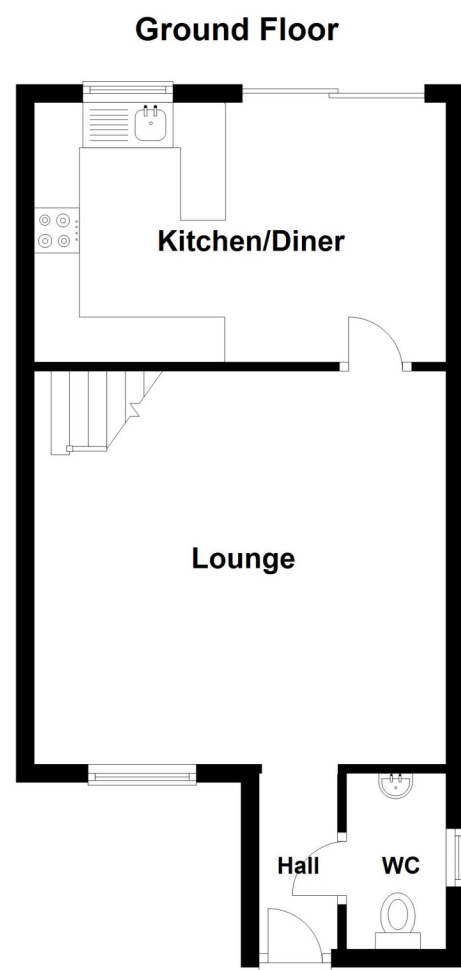


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



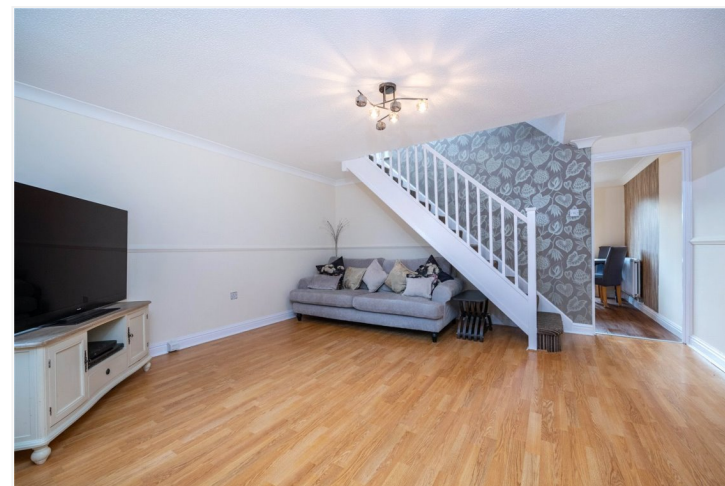
9 Wellington Close, Skellingthorpe, Lincoln, Lincolnshire, LN6 5UH

£199,950 Freehold

NO CHAIN Benefitting from no onward chain is this modern Three Bedroom end of terrace house, nestled in the sought after village of Skellingthorpe. With three bedrooms, this property offers ample space for a growing family or first time buyers alike. The accommodation comprises of Entrance Hall, Downstairs W/C, Lounge, Kitchen/Diner, Three Bedrooms, Family Bathroom and a detached garage. The property boasts a well-maintained garden, a detached garage and driveway providing off street parking.

Contact us today to arrange a viewing!

NO CHAIN | THREE BEDROOM END OF TERRACE HOME | POPULAR VILLAGE OF SKELLINGTHORPE | DETACHED GARAGE | ENCLOSED REAR GARDEN | WELL PRESENTED THROUGHOUT



ACCOMMODATION

Entrance Lobby - Approached via a UPVC door and having radiator.

Cloakroom - Having opaque glazed UPVC window to side aspect, fitted with a 2 piece suite comprising close coupled WC, wall mounted hand wash basin, radiator, coving to ceiling.

Living Room - 14'8" x 14' (4.47m x 4.27m) Two UPVC windows to front aspect, television point, radiator, staircase to 1st floor.

Kitchen Dining Room - 14' x 9'7" (4.27m x 2.92m) UPVC window and patio doors to rear aspect, fitted with a modern range of base and eye level and larder units with wood effect work surfacing over, one and a half bowl stainless steel sink, gas hob and electric oven, space for washing machine and fridge freezer, wood effect flooring.

Landing - Staircase rises from living room to 1st floor landing having radiator.

Bedroom - 9'6" x 8'2" (2.9m x 2.5m) UPVC window to rear aspect, built in double wardrobe, radiator.

Bathroom - Opaque glazed window to rear aspect, fitted with a 3 piece suite comprising panelled bath with mains fed shower over, pedestal hand wash basin, close coupled WC, half height ceramic wall tiling, radiator.

Bedroom - 10'6" x 8'3" (3.2m x 2.51m) UPVC window to front aspect, built in double wardrobe, radiator.

Bedroom - 7'5" x 6'4" (2.26m x 1.93m) UPVC window to front aspect, wood effect flooring, radiator.

Outside - to the front is parking for 2 cars, a detached brick built garage and paved pathway.

The rear garden is lawned and enclosed by fencing to all aspects with a seating area spanning the rear of the property and established shrubbery.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B