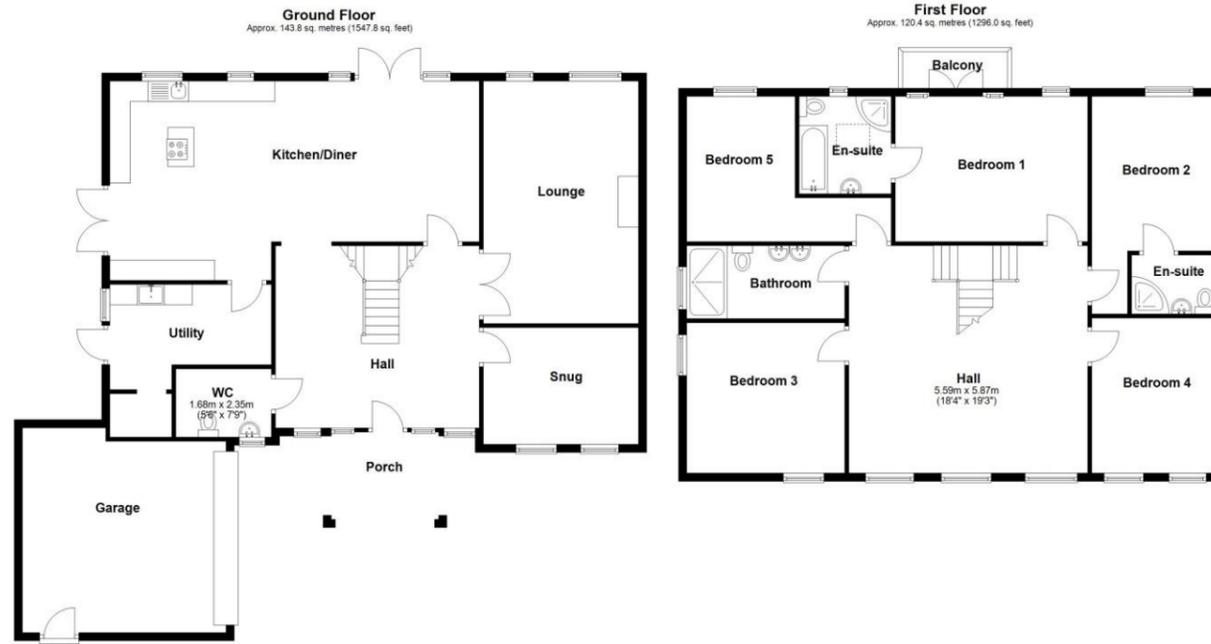


# 50A, Jerusalem Road, Skellingthorpe, Lincoln

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Total area: approx. 264.2 sq. metres (2843.8 sq. feet)



50A, Jerusalem Road, Skellingthorpe, Lincoln, Lincolnshire, LN6 4RH

£570,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	82
(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		



## DESCRIPTION

This individual detached executive home is located in a sought-after village setting, offering a perfect blend of privacy and convenience. With five spacious bedrooms, including two with en-suite bathrooms, this property provides ample room for family living. A standout feature of the home is the stunning staircase, adding an elegant touch to the welcoming interior. Ideal for those seeking a luxurious and comfortable lifestyle, this home offers exceptional living spaces and is set within a desirable village location.



## ACCOMMODATION

**Reception Hallway** - An oak framed entrance porch leads to a composite centrally glazed door with 2 full height side windows gives access to the reception hallway which offers a WOW FACTOR central split staircase leading to the Galleried 1st floor landing, the reception hallway has porcelain tiled flooring, two UPVC windows to front aspect, radiator, telephone point and gives access to all principal groundfloor rooms.

**Downstairs Cloakroom** - Opaque glazed UPVC window to front aspect, fitted with a 2 piece suite comprising close coupled WC, wall mounted vanity unit housing hand wash basin, chrome heated towel radiator, ceramic tiled flooring.

**Living Room** - 19'7" x 12'6" (5.97m x 3.8m) Having a picture window to Rear aspect affording garden views, 2nd UPVC window to rear aspect. A feature wall with central contemporary glass log effect fire, two tiled recesses with illuminated shelving, television point, telephone point and two feature vertical radiators.

**Snug** - 12'7" x 9'5" (3.84m x 2.87m) Two UPVC windows to front aspect, vertical radiator, television point.

**Kitchen Dining Family Room** - 28'2" (8.59) x 17'9" (5.4) nt 13' (3.96) A spacious and light room with UPVC french doors to both side and rear aspects leading to garden and patio, 4 UPVC windows to rear aspect, the kitchen is fitted with a very generous range of contemporary handleless base, eye level and larder units with wood effect work surfacing over, eye level double oven, contemporary sink, ceramic hob, space for american style fridge/freezer, island housing ceramic hob and breakfast bar, porcelain flooring, television point.

**Utility Room** - 12'8" 6'6" (3.86m 1.98m) Having half glazed UPVC door and window to side aspect, fitted with a range of base units with wood effect work surfacing over, stainless steel sink, space for washing machine and tumble dryer, ceramic tiled flooring, radiator.

**Boot Room** - 14'8" x 2'8" (4.47m x 0.81m) Fitted with a range of shelving, having personal door to garage and loft access with fold down ladder to a games/hobby room above garage, ceramic tiled flooring.

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.