



18 Woodland Avenue

Skellingthorpe, LN6 5TE



Book a Viewing!

£220,000

Situated within the popular village of Skellingthorpe, this well presented Two Bedroom Detached Bungalow has recently undergone refurbishment and offers spacious, comfortable accommodation that is ready for its next owner to move straight into and enjoy. The property benefits from a generous lounge/diner, modern fitted kitchen, contemporary bathroom suite and two genuine double bedrooms, including an impressive principal bedroom forming part of the property's extension. Further improvements include new carpets, while gas central heating provides everyday comfort.

Externally, the bungalow is particularly well suited to those seeking manageable outdoor space, with low maintenance gardens to both the front and rear. The generous gravelled frontage also provides off-road parking for multiple vehicles.

Offered for sale with no onward chain, this is an excellent opportunity for buyers seeking a detached, single storey home within the popular village of Skellingthorpe.



18 Woodland Avenue, Skellingthorpe, LN6 5TE

LOCATION

Woodland Avenue is situated within the popular village of Skellingthorpe, offering buyers the opportunity to enjoy village living whilst remaining conveniently positioned for access to Lincoln and the surrounding areas.

The property's detached bungalow design, manageable gardens and generous off-road parking make it particularly appealing for buyers looking for practical single-storey accommodation, while its recently refurbished condition means the home is ready to move into and enjoy.

ENTRANCE HALL

The property is approached via an entrance porch, with a glazed panelled door opening into the entrance hall. The hallway provides access to the principal rooms together with access to the loft void.

LOUNGE/DINER

14' 5" x 12' 3" (4.4m x 3.75m) A spacious reception room offering ample space for both lounge and dining furniture. Features include laminate flooring, radiator, a large UPVC window to the front aspect, allowing plenty of natural light into the room. There is also an additional glazed panelled door.

The proportions of the room provide a flexible and comfortable space equally suited to everyday living and entertaining.

KITCHEN

13' 3" x 7' 1" (4.05m x 2.18m) A modern fitted kitchen offering a range of base and wall mounted units with complementary laminate work surfaces, a stainless steel sink with hot and cold mixer tap, integrated appliances include a fridge/freezer, electric oven and electric hob with extractor over, space and plumbing for a washing machine, tiled flooring, radiator, UPVC window overlooking the rear garden and UPVC door provides direct access outside.

BEDROOM 1

19' 10" x 7' 7" (6.07m x 2.33m) A particularly generous double bedroom forming part of the property's extension. The room benefits from UPVC windows to both the rear and side aspects, providing plenty of natural light, together with a radiator.

BEDROOM 2

15' 8" x 7' 6" (4.78m x 2.3m) A further double bedroom positioned to the front of the property, with UPVC window to the front aspect and radiator.

BATHROOM

A modern three piece bathroom suite comprising panelled bath with mains shower over, WC and wash hand basin, tiled flooring, tiled splashbacks, chrome heated towel radiator and a frosted UPVC window to the rear aspect.

OUTSIDE

The bungalow is set behind a substantial gravelled frontage, creating a particularly low maintenance approach while providing off-road parking for multiple vehicles.

The rear garden has been designed with ease of maintenance in mind and is predominantly laid to paved and concrete seating areas with additional gravelled sections.

The garden is enclosed by secure fencing, while access is available down both sides of the property, providing convenient access between the front and rear.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A (North Kesteven District Council).

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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<https://www.mundys.net/referral/>

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An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 550088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our financial adviser who can help you to work out the cost of financing your purchase.

NOTE

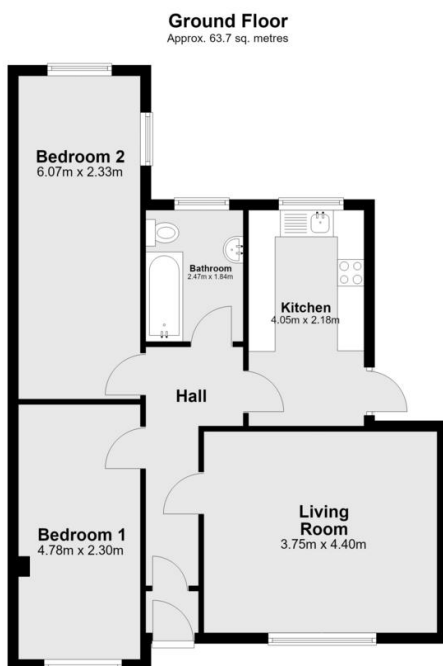
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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Total area: approx. 63.7 sq. metres

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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