



373 Skellingthorpe Road

MOUNT & MINSTER



373 Skellingthorpe Road

A stunning well positioned executive five bedroomed detached residence offering high quality spacious living accommodation.

- Executive detached residence
 - Private gated access
 - Sweeping driveway
 - Five bedrooms
 - Three bathrooms
- Impressive kitchen/dining room
 - Four reception rooms
 - Conservatory
 - Utility
 - Large double garage



MOUNT & MINSTER

INTRODUCTION

A unique opportunity to acquire this stunning executive five bedroom detached family home in the City of Lincoln, situated near the scenic Hartsholme Country Park and Swanholme Lakes Nature Reserve. The property is being offered with no onward chain, and offers well considered spacious accommodation throughout which has been finished to the highest quality. To the ground floor the property briefly comprises an impressive entrance hall, a spectacular open plan kitchen/dining. The kitchen is by Laura Ashley with Dekton work surfaces and includes an impressive island, and a comprehensive range of integrated NEFF appliances including, Fridge, Freezer, dishwasher, two double ovens with warming trays, combi microwave oven, induction hob with Miele extractor, along with a Quooker tap. Fully retractable doors provide direct access out onto the large south west facing patio - ideal for alfresco dining and entertaining.

The superb living/dining room, large utility with pedestrian access to the large double garage, two downstairs WC's, snug/family room along with a conservatory completes the ground floor accommodation. The ground floor benefits from underfloor heating in the kitchen and utility along with solar powered blinds to the retractable doors in the kitchen, and air conditioning in the conservatory.

The first floor rises to a stunning galleried landing with a glass balustrade providing a light and airy ambience. The impressive master suite benefits from a range of built in furniture including built in wardrobes, air conditioning and a generous en-suite with a double walk in shower and separate sauna. A further four double bedrooms all with built in wardrobes, two being serviced by a Jack and Jill en-suite along with a main family bathroom complete the first floor.

OUTSIDE

The property is approached via private gated access with a sweeping driveway leading to the property. The garden to the front is primarily laid to lawn with mature trees. A porcelain tiled patio wraps around the entirety of the property providing a stunning alfresco dining space to entertain which can be accessed via the kitchen and conservatory. The garden to the rear is primarily laid to lawn with mature trees and beds, with space and electric in place for a hot tub.

The large double garage has an electric up and over door and a 7 kilowatt car charging point.

LOCATION

In a highly desirable location being situated next to the scenic Hartsholme Country Park and Swanholme Lakes Nature Reserve which is popular amongst families and dog walkers all year round. Close to local amenities including shops and schooling plus main line rail links to London Kings Cross and fast access to Newark via the A46 where there is a junction with the A1.

METHOD OF SALE

Freehold with vacant possession on completion.





COUNCIL TAX BAND

Band: G
Lincoln City Council

ENERGY PERFORMANCE CERTIFICATE

Rating: C

SERVICES

All mains services available. Gas central heating.

VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of May 2024.

ADDITIONAL INFORMATION

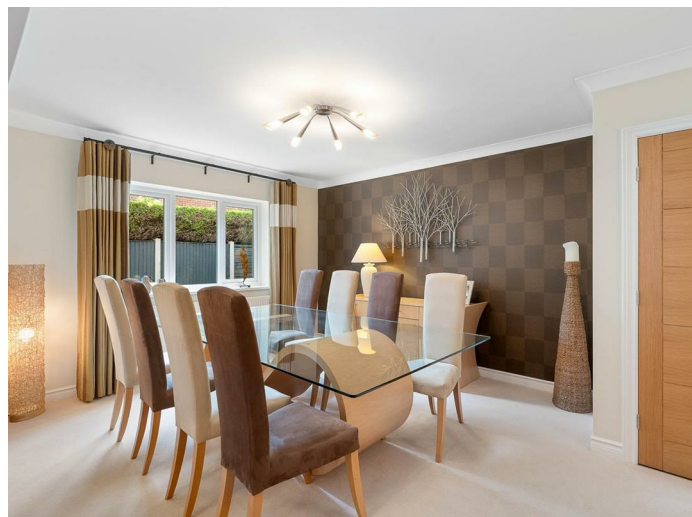
For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

E: Ellen@mountandminster.co.uk

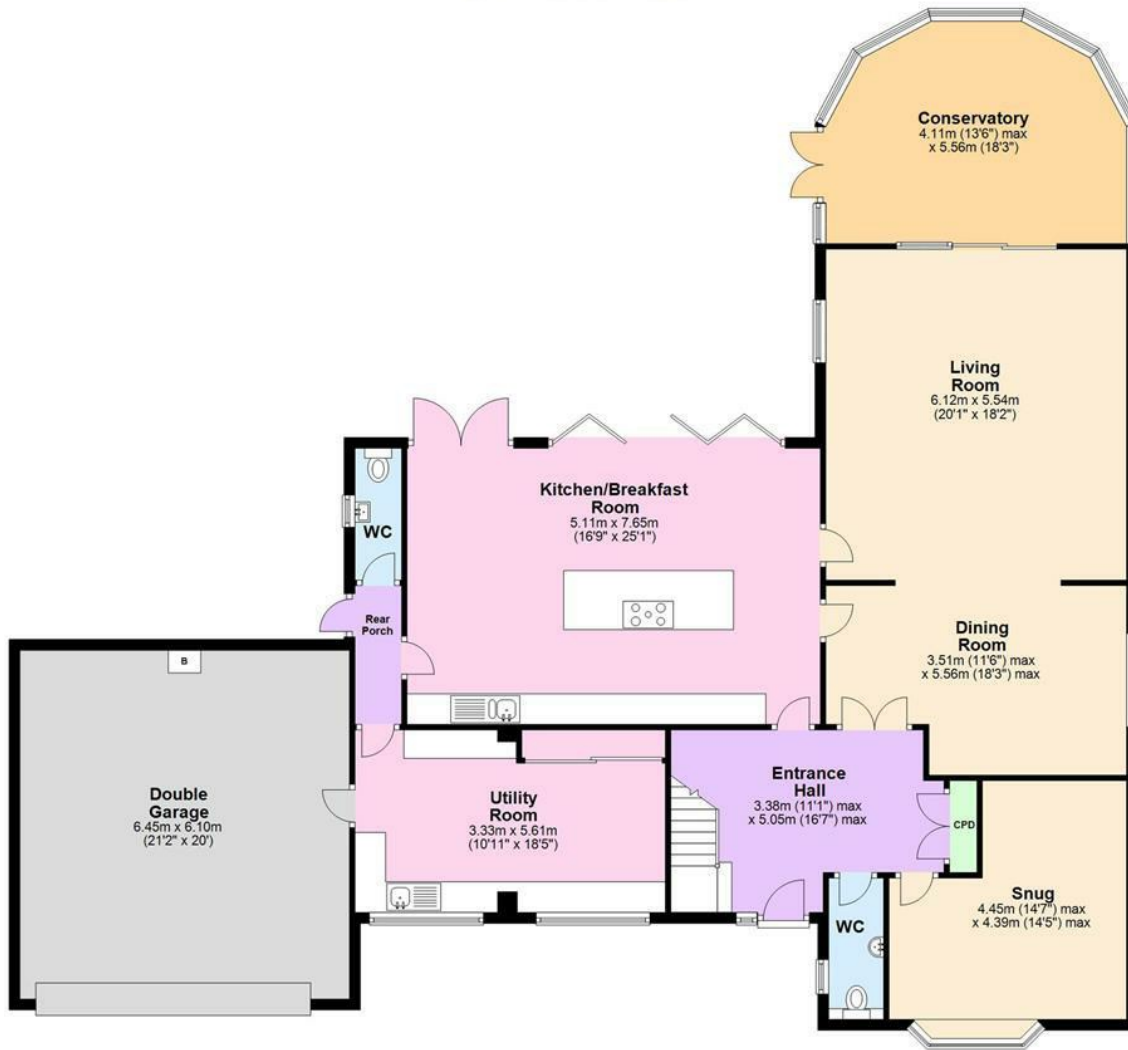
BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





Ground Floor
Approx. 214.1 sq. metres (2304.3 sq. feet)



First Floor
Approx. 155.2 sq. metres (1670.9 sq. feet)



Total area: approx. 369.3 sq. metres (3975.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
Chris Gotherop Photography 2024. Unauthorised reproduction prohibited.
Plan produced using PlanItUp.

373 Skellingthorpe Road, Lincoln

Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA.

Registered in England and Wales. Registration Number: OC398777

Atton Place, 32 Eastgate,
Lincoln, LN2 1AQ
Tel: 01522 716204
Email: info@mountandminster.co.uk



