



6B Lincoln Road  
Skellingthorpe

MOUNT & MINSTER



## 6B Lincoln Road

Skellingthorpe

- Executive substantial detached residence
- Triple garage with one bedroom annexe above
  - Landscaped garden with log cabin
- Impressive open plan kitchen and family room
  - Generous plot of just under an acre
    - A good range of reception rooms
      - Solar panels
      - Three en-suites
      - Five bedrooms
    - Two gated driveways



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## INTRODUCTION

An attractive executive detached residence constructed in 2005, which has been improved and extended by the current vendors to almost double its original size., and finished to the highest quality throughout. The house is perfectly designed for family life and entertaining with an expansive well appointed kitchen with a range of integrated appliances and family room with bi-fold doors opening out on the patio and garden beyond. A further separate formal dining room, formal living room and snug offer additional living and entertaining spaces. A separate study provides the ideal space for homeworking, a separate utility, WC and boot room conclude the ground floor.

To the first floor the main suite benefits from its own dressing room, en-suite and private balcony. Two further bedrooms also have their own en-suites, the further two bedrooms are serviced by the family bathroom/shower room. All of the bedrooms are double bedrooms and benefit from having built in wardrobes.

Above the triple bay garaging there is a self contained annexe which briefly comprises of a bedroom, shower room and open plan kitchen/living area making it the perfect space for multi generational living or a potential rental income.

## LOCATION

Skellingthorpe offers a range of facilities including primary schools, shops, a pharmacy, Post Office, health centre, library, a number of pubs and cycle routes. Burton Hathow Preparatory School is within six miles. Skellingthorpe lies approximate five miles from the cathedral city of Lincoln, offering shops, a full range of leisure facilities, well-respected schools, universities and historic sights in the Cathedral Quarter.

Newark, approximately 15 miles away, has A1 access and a direct rail link to London (Kings Cross from 80 minutes). There is excellent walking locally at Old Wood, an ancient woodland of over 200 acres, currently designated a site of conservation importance by the Woodland Trust, with many footpaths, bridleways and the Sustrans, The National Cycle Network, route nearby.

## OUTSIDE

The property occupies a generous plot and is accessed via electric gates, the driveway offers ample off road parking and a separate driveway provides access to the detached triple bay garage. The rear garden is beautifully landscaped and primarily laid to lawn with mature hedged borders, with numerous seating areas for entertaining and alfresco dining. There is also a covered bar/summer house, heated splash pool set within a gazebo and children's play area. A pedestrian gate from garden provides access directly onto the community fields behind the property.

## METHOD OF SALE

Freehold with vacant possession on completion.

## COUNCIL TAX BAND

House band: F

Annexe band: A

North Kesteven District Council





#### ENERGY PERFORMANCE CERTIFICATE

House rating: B  
Annexe rating: C

#### SERVICES

Mains water, drainage, electric and gas central heating. The property also benefits from solar panels.

#### VIEWINGS

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

#### PARTICULARS

Drafted following clients' instructions of September 2024.

#### ADDITIONAL INFORMATION

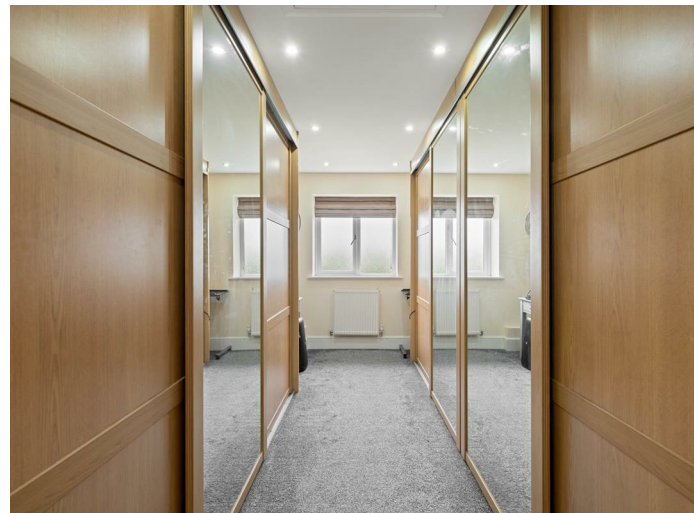
For further details, please contact Ellen Norris at Mount & Minster:

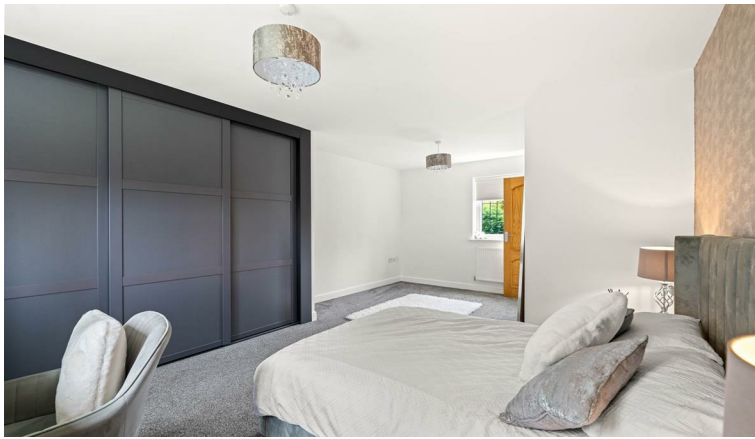
T: 01522 716204

E: [Ellen@mountandminster.co.uk](mailto: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.





# 6B Lincoln Road



**Approx. Gross Internal Floor Area 571.00 sq. m (Including Outbuildings & Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

