



37 Jerusalem Road
Skellingthorpe, Lincoln, Lincolnshire, LN6 5TW

Guide Price
£180,000

2 Bedroom Detached Bungalow

- Freehold
- For Sale by Auction – T & C's apply
- Buyers fees apply
- Extensive Workshop & Outbuildings
- Bay Fronted Bungalow
- Two Double Bedrooms
- Superb Plot & Position
- Paddock Views
- Highly Sought After Village Location
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 37 Jerusalem Road, Skellingthorpe, Lincoln, Lincolnshire, LN6 5TW](#)



Overview

Modern Method of Auction - T & Cs Apply

A charming bay fronted detached bungalow, with great gardens and large workshop facilities pleasantly situated in the highly sought after Lincolnshire village of Skellingthorpe.

This attractive detached home enjoys a location close to the extensive village amenities, and the thoughtful layout provides spacious living accommodation briefly comprising, Entrance Hallway, bay fronted Lounge which benefits from plenty of light and a feature fireplace, fitted Kitchen, Family Bathroom and with Two Double Bedrooms. The property further benefits from a recently fitted boiler, the property & workshop also benefitting from CCTV and alarm system.

Outside the property is approached via an extensive driveway which leads to a very large detached garage/workshop which measures approx. 26ft with an additional workshop behind measuring approx. 20ft. There are gardens front and rear. The property is being sold with no onward chain, viewing is highly recommended.

Agent's Note: We have been advised the property benefits from approved planning permission for a single storey extension to the rear of the home which can be shared with a potential purchaser if requested.

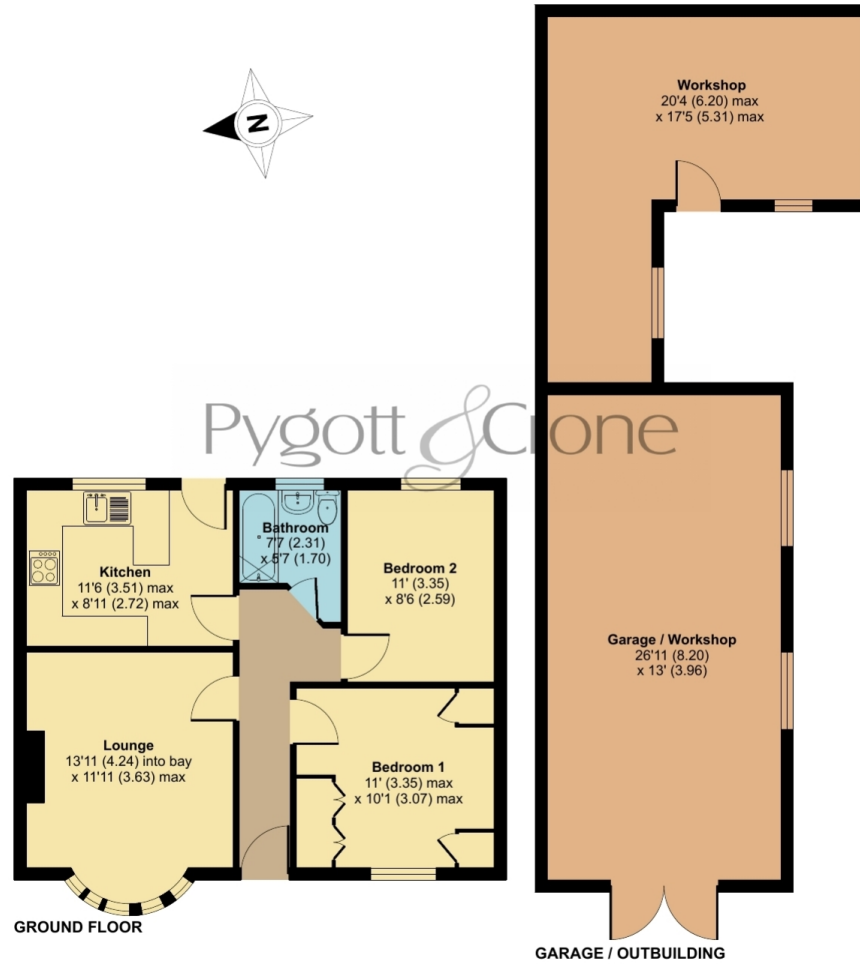




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Approximate Area = 555 sq ft / 51.5 sq m
Garage = 351 sq ft / 32.6 sq m
Outbuilding = 237 sq ft / 22 sq m
Total = 1143 sq ft / 106.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Pygott & Crone. REF: 1131198



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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Bianca van Tonder
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is on the market with our Lincoln branch

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01522 568822