

OAKFIELD ROAD SKELLINGTHORPE

4 beds | 2 bath | 3 reception | 4 parking



THE NEW
HOMES
AGENT

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Plot 66 Oakfield Road | Offers from £455,000

Skellingthorpe | Lincoln | LN6 5AA



Key Features

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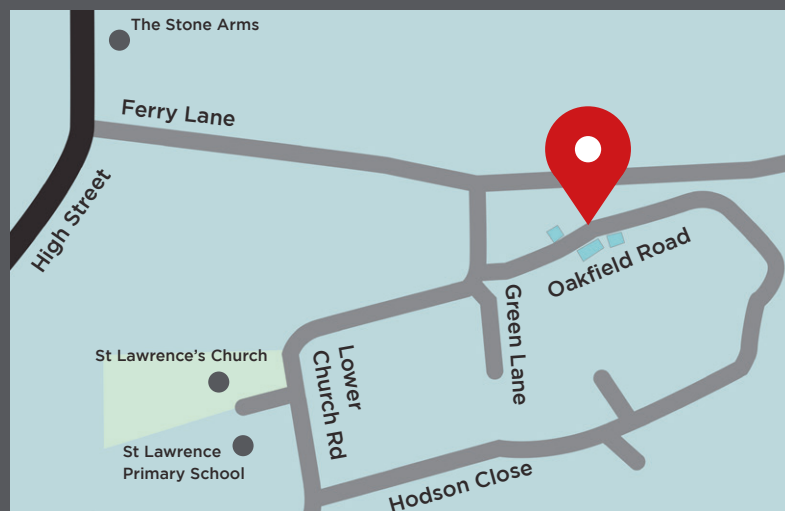
to view video

- 4 Bedroom Detached Newly Built Home
- Impressive Open Plan Kitchen/Dining/Family Room
- Separate Lounge with Patio Doors to Rear Garden
- Premium Kitchen with Centre Island and Integrated Appliances
- Bifolds to Rear Garden
- Four Double Bedrooms
- Open Field Views to First Floor
- Mains Gas Central Heating
- 10 Year Warranty
- Single Garage and Private Driveway

“... this incredibly well built new home benefits from open field views across the city of Lincoln’s North Ridge”

Location | Skellingthorpe Village

The property is situated in the heart of the village of Skellingthorpe which offers a variety of amenities including a village shop, post office and public house within a short walk to the property. Skellingthorpe also has an excellent rated Primary school within the catchment area for the property. With easy access to the A46 bypass, Newark and Lincoln City Centre is approximately a 10 minute drive and there are regular bus links available into the city.



Plot 66 Oakfield Road, Skellingthorpe, LN6 5AA

Property Description | Plot 66 Oakfield Road

The New Homes Agent is delighted to offer for sale this stand-out 4-bedroom detached home on the edge of the highly sought after village of Skellingthorpe. Constructed from reclaimed bricks and a range of other high quality materials, this incredibly well built new home benefits from open field views across the city of Lincoln's North Ridge, a rare find at this price point.



Property Specification | Plot 66 Oakfield Road

The entrance hall, lounge, stairs, landing and bedrooms are laid with a premium quality carpet and underlay in a luxurious dark grey which offers an attractive contrast against the soft grey walls. The Kitchen/Dining Family area to the rear of the property is laid with a modern grey-wash wood effect LVT. The kitchen has been ideally designed to allow for views straight out into the garden, through a striking 4-panel bifold door, which opens right out onto the rear garden patio, perfect for entertaining guests in the summer. The property also benefits from a separate living room to the front and a spacious utility room with space for a washer/dryer. The kitchen has been fully equipped, with all appliances integrated, including a full height fridge, freezer, two full size ovens, combi oven/microwave, induction hob, ceiling mounted extractor fan, an abundance of double power sockets, and a stylish tiled splashback in a butcher's block design. The contemporary kitchen has been finished off with a premium quartz worktop and upstand with a marble vein to complement the floor tiles.

To the first floor are four double bedrooms and a family bathroom. The master bedroom ensuite and the main family bathroom benefit from a floor mounted vanity sink unit and concealed cistern toilet, both in a stylish anthracite grey finish. Both the en-suite and the family bathroom have been completed to the same high standard, with electric shaver point (family bathroom), chrome downlighters and a chrome towel rail. All switches and sockets throughout the property have been upgraded to brushed chrome for a premium feel throughout, as opposed to the standard white plastic fixings. All internal doors are solid oak and

complemented by stylish chrome door furniture. The stairs have also been nicely finished off with an oak handrail and spindles for a traditional twist to an otherwise contemporary internal aesthetic.



Gallery | Plot 66 Oakfield Road



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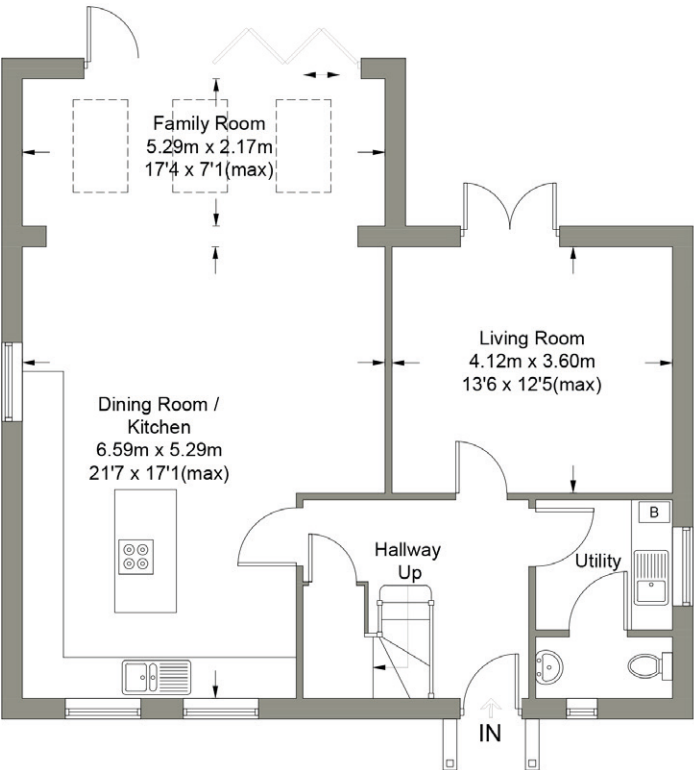
Floor Plans and Dimensions

Ground Floor	Size (m)	Size (ft)
Hallway		
Utility		
Living Room	4.12m x 3.60m	13'6" x 11'9"
Family Room	5.29m x 2.17m	17'4" x 7'1"
Dining Room/Kitchen	6.59m x 5.29m	21'7" x 17'4"

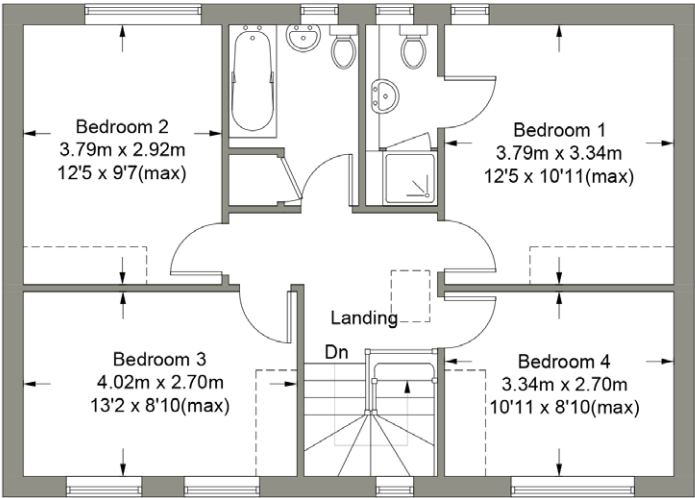
First Floor	Size (m)	Size (ft)
Landing		
Bedroom 1	3.79m x 3.34m	12'5" x 10'11"
Ensuite		
Bedroom 2	3.79m x 2.92m	12'5" x 9'6"
Bedroom 3	4.02m x 2.70m	13'2" x 8'10"
Bedroom 4	3.34m x 2.70m	10'11" x 8'10"
Family Bathroom		



Ground Floor



First Floor





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a moving experience

All viewings are to be organised via The New Homes Agent.

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