



# 7 Lincoln Road

Saxilby, Lincoln, LN1 2NF

# £349,950

A larger than average and extended detached family home located in the popular village location of Saxilby. The property is situated on a large plot with gated driveway to the side providing off road parking for many vehicles to the rear of the property, where there is a Detached Double Garage/Workshop. The property has internal accommodation to comprise of bay fronted Lounge, bay fronted Dining Room, Inner Hallway, modern fitted Kitchen, Ground Floor Shower Room, two Ground Floor Bedrooms (one being used as a Study) and First Floor Landing giving access to two further Bedrooms with En-suite to Bedroom 1. Viewing of the property is highly recommended to appreciate the accommodation and plot on offer.





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All mains services available. Gas central heating.

**EPC RATING** — F

**COUNCIL TAX BAN D** – D

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

# **DIRECTIONS**

Heading out of Lincoln along the A57 towards Saxilby. Upon entering the village of Saxilby on Lincoln Road the property can be found on the right hand side before Mill Lane.

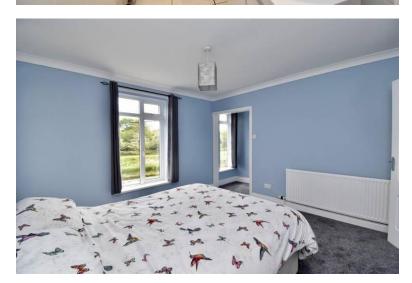
# LOCATION

Saxilby is a medium sized village to the West of Lincoln. The village offers a wide range of local amenities including schools, shop, public houses and train station. There are regular bus and train services in and out of Lincoln.





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### **ACCOMMODATION**

### **INNER HALLWAY**

With UPVC door to the front aspect, stairs to the first floor landing and doors to the lounge and dining room.

### LOUNGE

21' 3" x 12' 0"  $(6.49 \, \text{m} \, \text{x} \, 3.68 \, \text{m})$ , with walk-in UPVC bay window to the front aspect, UPVC window to the side aspect and radiators.

### DINING ROOM

 $16' 10" \times 12' 11"$  (5.14m x 3.95m) , with UPVC bay window to the front aspect, UPVC window to the rear aspect and radiators.

### SECOND INNER HALLWAY

9' 2" x 9' 1" (2.80m x 2.77m) , with UPVC window and door to the rear garden, under stairs storage cupboard and doors to the lounge, dining room and kitchen .

### KITCHEN

11' 5" x 15' 2"  $(3.50 \, \text{m} \, \text{x} \, 4.63 \, \text{m})$ , with UPVC windows to the side aspect, fitted with a range of base units and drawers with work surfaces over, radiator, electric oven, four ring gas hob with extraction above, stainless steel sink unit and drainer with mixer tap, wall mounted cupboards and spaces for fridge and automatic washing machine.

### STUDY/ BEDROOM 4

 $12'\ 2''\ x\ 11'\ 6''\ (3.71m\ x\ 3.53m)$ , with UPVC window to the side aspect, double doors to the hallway and radiator.

### SHOWER ROOM

With window to the side aspect, suite to comprise of shower, WC and wash hand basin and towel radiator.

### **HALLWAY**

With window to the side aspect, doors to the study/bedroom 4, shower room, kitchen and bedroom 2.

### BEDROOM 2

12' 1" x 15' 2" (3.69m x 4.63m) , with UPVC windows to the rear and side aspects and radiator.

# FIRST FLOOR LANDING

With window to the rear aspect, radiator and doors to two bedrooms and bathroom.

### BEDROOM 1

 $12'\ 2''\ x\ 12'\ 8''\ (3.73m\ x\ 3.87m)$ , with UPVC windows to the front and side aspects, radiator and over stairs dressing area with window to the front aspect.

### **EN-SUITE**

 $3'8" \times 8'9" (1.14m \times 2.68m)$ , with UPVC window to the rear aspect, towel radiator and suite to comprise of shower, WC and wash hand basin.

# BEDROOM 3

12' 2" x 12' 1" (3.73m x 3.69m) , with UPVC window to the front aspect and radiator.







### **BATHROOM**

 $9^{\prime}\,3^{\prime\prime}\,x\,9^{\prime}\,10^{\prime\prime}$  (2.84m x 3.02 m) , with UPVC window, loft storage area, radiator, towel radiator and suite to comprise of bath, WC and wash hand basin.

### OUTSIDE

To the rear of the property there is extensive off road area for many vehicles, larger than average lawned areas and access to the Detached Double Garage/Workshop. To the front of the property there is are decorative gravelled beds, brick walling and path to the front door. To the side of the property there is a gated driveway providing access to the rear.

### DOUBLE GARAGE/WORKSHOP

23' 7" x 23' 5" (7.20m x 7.16m) , with door to the front aspect, power, lighting and loft storage.

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Total area: approx. 210.5 sq. metres (2266.2 sq. feet)
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29 - 30 Silver Street Lincoln **LN2 1AS** 

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