



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.





SERVICES

All mains services available. Gas central heating.

EPC RATING – F

COUNCIL TAX BAND – 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.



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" (6.49m x 3.68m) , with walk-in UPVC bay window to the front aspect, UPVC window to the side aspect and radiators.

DINING ROOM

16' 10" x 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" (3.50m x 4.63m) , 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" x 8' 9" (1.14m x 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' 3" x 9' 10" (2.84m x 3.02m) , 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.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Water will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generate the appointment.

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given to that effect:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 210.5 sq. metres (2366.2 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

