



## 7 Sturton Road

Saxilby, Lincoln, LN1 2PG

**£350,000**

With a larger than average (48.7sqm/524sqft) garage which could be utilised for a variety of uses (subject to planning). This well apportioned established detached bungalow occupies a generous plot of approximately 0.2 acres on the edge of the village. Accommodation comprises Hallway, Lounge, Dining Room, Kitchen, Utility, three double Bedrooms, Inner Hallway with Study Area, Bathroom and En-suite Shower Room. Outside is a sweeping in and out driveway and lawned gardens with views over fields to the rear. Viewing is essential to fully appreciate the size of accommodation offered.







#### **SERVICES**

All mains services available. Gas central heating.

#### **EPC RATING — C**

**COUNCIL TAX BAND — D** (West Lindsey District Council)

**TENURE** - Freehold

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

#### **DIRECTIONS**

Head out of Lincoln along the A57. Turn right onto Mill Lane into the village of Saxilby, continue along onto Sturton Road where the property can be located on the right hand side.

#### **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.





#### HALL

With radiator.

#### LOUNGE

22' 11" x 12' 10" (6.99m x 3.92m) With two double glazed windows to the front aspect and two radiators.

#### DINING ROOM

11' 8" x 10' 10" (3.56m x 3.32m) With double glazed window to the rear aspect and radiator.

#### KITCHEN

11' 7" x 10' 11" (3.55m x 3.33m) Fitted with a range of wall and base units with work surfaces over, 1 1/2 bowl sink with side drainer and mixer tap over, eye level electric oven, electric hob, space for fridge freezer, tiled splashbacks, storage cupboard, double glazed window to the rear aspect and door to the rear Garden.



#### UTILITY ROOM

15' 9" x 8' 11" (4.82m x 2.73m) Fitted with base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, wall mounted gas fired central heating boiler, space for washing machine, double glazed window to the side aspect and radiator.



#### BEDROOM 1

16' 4" x 12' 0" (4.99m x 3.67m) With double glazed windows to the front and side aspects and radiator.

#### WALK IN WARDROBE

6' 0" x 5' 3" (1.85m x 1.61m) Having double wardrobe with fronted mirror sliding doors and spotlights.

#### EN SUITE BATHROOM

12' 1" x 5' 3" (3.70m x 1.61m) Fitted with a four piece suite comprising of Jacuzzi bath, shower cubicle with electric shower, pedestal wash hand basin and close coupled WC, tiled walls and flooring, spotlights, chrome towel radiator and two double glazed windows to the side aspect.



#### INNER HALLWAY WITH STUDY AREA

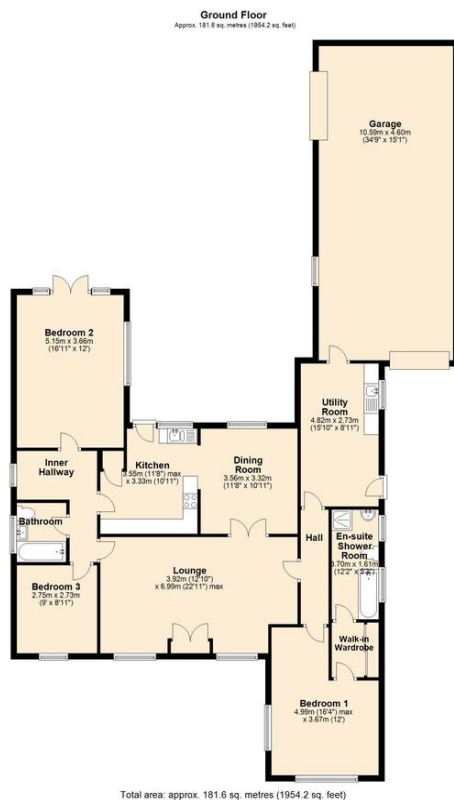
12' 3 (max)" x 9' 0 (max)" (3.73m x 2.74m) With double glazed window to the side aspect and radiator.

#### BEDROOM 2

16' 10" x 12' 0" (5.15m x 3.66m) With double glazed French doors to the rear Garden, double glazed window to the side aspect and radiator.

#### BEDROOM 3

9' 0" x 8' 11" (2.75m x 2.73m) With double glazed window to the front aspect and radiator.



## BATHROOM

6' 5" x 5' 5" (1.96m x 1.66m) Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, tiled walls and flooring, radiator and double glazed window to the side aspect.

## GARAGE

34' 8" x 15' 1" (48.7sqm/524sqft) A spacious Garage that could be utilised as a Workshop, with roller doors to the front and side aspects, double glazed window, lighting and power. The space has a cavity wall which offers potential for the space to be converted into an office/additional living accommodation or to be used as a home based business (subject to necessary consents).

## OUTSIDE

To the front of the property is a large in and out gravelled Driveway with electric gates providing off street parking for multiple vehicles. To the rear of the property is a generous Garden laid mainly to lawn with decked seating area and Shed. The Garden has far reaching open field views to the rear.

### 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](http://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 - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gilson Gray 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 Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 whatever 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
01522 510044

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.

