



**47 Westcroft Drive, Saxilby,
Lincoln, LN1 2PT**

£390,000

A spacious detached family home situated within the ever popular village of Saxilby. Internally the property offers well-presented living accommodation to briefly comprise of Main Entrance Hall, Cloakroom, Lounge, Open Plan Fitted Kitchen and Dining Area and a First Floor Landing leading to four Bedrooms, En-suites to the Principle Bedroom and the Guest Bedroom and a Family Bathroom. The property is situated in a pleasant position with gardens to the front, side and rear. A driveway provides off road parking/hardstanding for vehicles and also gives access to the Single Integral Garage. Viewing of this property is highly recommended to appreciate the spacious living accommodation on offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – D

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Upon entering the village of Saxilby on Mill Lane, proceed towards the edge of the village and turn left onto Church Road. Proceed along Church Road and turn right onto Church Lane and then left onto Westcroft Drive where the property can be located on the left 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.



ACCOMMODATION

ENTRANCE HALL

With main entrance door, courtesy door to garage, LVT flooring, two radiators, built-in storage cupboard and stairs to the first floor.

CLOAKROOM

With WC, wash hand basin, radiator and UPVC window to the side elevation.

LOUNGE

18' 10" x 10' 9" (5.74m x 3.28m), with UPVC bow window to the front elevation, coving to ceiling, two radiators, LVT flooring and double doors to the dining area and entrance hall.



OPEN PLAN KITCHEN/DINING AREA

24' 4" x 12' 9" maximum (7.42m x 3.89m)

KITCHEN AREA

12' 9" x 9' 1" (3.89m x 2.77m), fitted with a range of quality kitchen wall and base units, quartz work surfaces and splashbacks, Bosch induction hob, integral oven and microwave, Siemens extractor hood, plumbing for dishwasher, space for fridge freezer, sink unit and drainer, inset spotlights, LVT flooring, UPVC window to the rear elevation and UPVC side entrance door.



DINING AREA

11' 10" x 8' 11" (3.61m x 2.72m), with UPVC patio doors, UPVC window to the rear elevation, LVT flooring and radiator.

FIRST FLOOR LANDING

With airing cupboard housing the hot water cylinder, access to the roof void and UPVC window to the side elevation.

BEDROOM

13' 4" x 12' 11" (4.06m x 3.94m), with three UPVC windows to the front elevation, radiator, built-in double wardrobe and further built-in cupboard.



EN-SUITE

With suite to comprise of fitted shower cubicle, WC and wash hand basin with vanity cupboard below, part tiled surround, radiator, extractor fan and UPVC window to the front elevation.

BEDROOM

12' 9" x 8' 5" (3.89m x 2.57m), with UPVC window to the rear elevation, radiator and built-in double wardrobe.



EN-SUITE

With suite to comprise of fitted shower cubicle, wash hand basin, radiator, extractor fan and UPVC window to the side elevation.

BEDROOM

8' 8" x 8' 2" (2.64m x 2.49m), with UPVC window to the rear elevation, radiator and built-in double wardrobe.

BEDROOM

9' 9" x 6' 8" (2.97m x 2.03m), with UPVC window to the rear elevation and radiator.

BATHROOM

With suite to comprise of WC, wash hand basin and bath with shower attachment, part tiled surround, tiled flooring, radiator, extractor fan and UPVC window to the side elevation.



OUTSIDE

The property is situated in a pleasant position with gardens to the front, side and rear. The good sized front garden has lawned areas, a variety of shrubs and a driveway providing off road parking/hardstanding for vehicles and access to the Single Integral Garage. There is a gated access leading to the side and rear gardens. The side and rear gardens are predominantly laid to lawn with gravelled edging and a wide variety of flowerbeds, mature shrubs and trees. There is a gravelled seating area with raised beds, external power points and a further patio area. The vendor has advised us that the garden is also south facing.



SINGLE GARAGE

18' 0" x 8' 7" (5.49m x 2.62m), with up and over door to the front aspect and courtesy door to the entrance hall.

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 – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co 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 then we will receive a referral fee of up to £125.

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

Mundys Financial Services who 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 are for the vendors (Lessors) for whom they act as Agents give notice that:

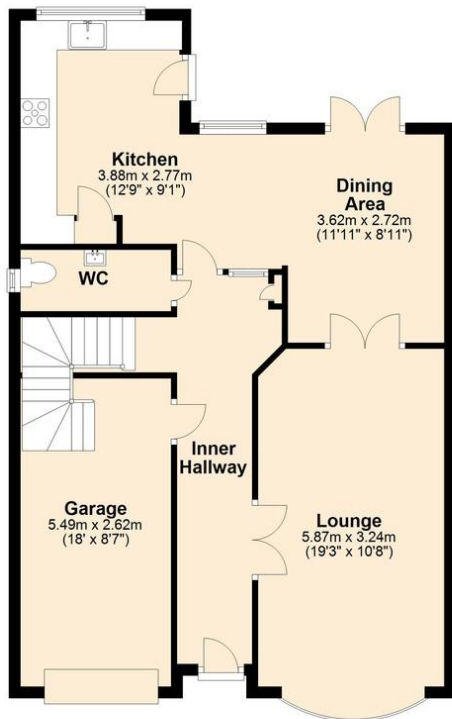
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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.



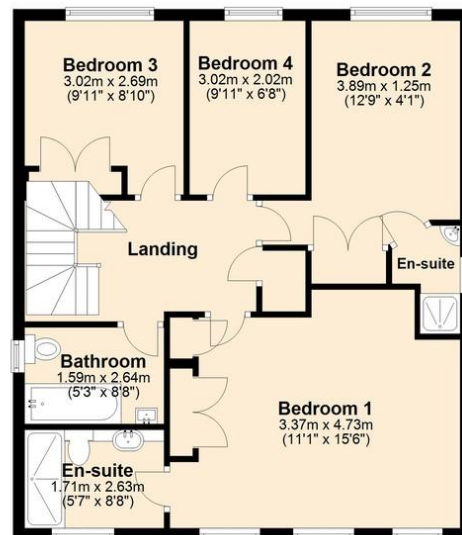




Ground Floor



First Floor



For illustration purposes only.
Plan produced using PlanUp.

47 Westcroft drive

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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 and 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.