



Bluebell Cottage, Broxholme Lane

Saxilby, Lincoln, LN1 2NQ

£325,000

A three bedroom semi-detached cottage on a plot of approximately 0.3 acres (STS), situated in an enviable rural position within rolling countryside on the outskirts of the village of Saxilby. The property has accommodation comprising of Lounge, Dining Room, fitted Kitchen, Sun Room, Shower Room and a First Floor Landing giving access to three Bedrooms. The plot features a gated driveway, a double garage, several outbuildings, a summer house and fantastic private gardens backing onto open countryside. The property would be ideal for an extension (subject to necessary consents). Viewing is highly recommended.





SERVICES

Mains electricity and water. Oil-fired central heating.
Drainage to Septic Tank.

EPC RATING — D

COUNCIL TAX BAND — C

LOCAL AUTHORITY - West Lindsey District Council.

TENURE — Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Situated on the outskirts of Saxilby, 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

LOUNGE

15' 6" x 12' 5" (4.73m x 3.81m), with double glazed window to the front aspect, double glazed French doors to the side aspect, brick feature fireplace, wood flooring and radiator.

DINING ROOM

12' 5" x 10' 0" (3.81m x 3.05m), with double glazed sliding doors to the side aspect, log burner in feature brick fireplace, wood-effect flooring and radiator.

KITCHEN

10' 7" x 9' 5" (3.23m x 2.89m), fitted with a range of wall and base units with work surfaces over, spaces for a dishwasher, fridge freezer and range cooker, sink with mixer tap over, tiled splashbacks, roof window and radiator.

SUN ROOM

15' 7" x 13' 10" (4.76m x 4.22m), with double glazed windows to all aspects, sliding door to the rear aspect, roof lantern, radiator and spotlights.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wall-hung wash hand basin and close coupled WC, wall-mounted boiler, radiator and double glazed window to the rear aspect.

FIRST FLOOR LANDING

With loft access point, radiator and double glazed window to the side aspect.

BEDROOM 1

9' 5" x 9' 3" (2.89m x 2.84m), with double glazed window to the front aspect, fitted wardrobe with sliding doors, overstairs storage cupboard and radiator.

BEDROOM 2

12' 10" x 7' 6" (3.92m x 2.30m), with double glazed window to the rear aspect, double wardrobe and radiator.

BEDROOM 3

9' 11" x 7' 4" (3.04m x 2.25m), with double glazed window to the side aspect and radiator.

OUTSIDE

The property sits on a plot of approximately 0.3 acres (STS) with extensive lawned gardens, mature shrubs and trees. There is also a gated driveway providing off-street parking for multiple vehicles, a double garage, multiple workshops, sheds, greenhouses and a summer house housing a hot tub (available through separate negotiation). The garden backs onto open countryside.





WEBSITE

Our detailed website show 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

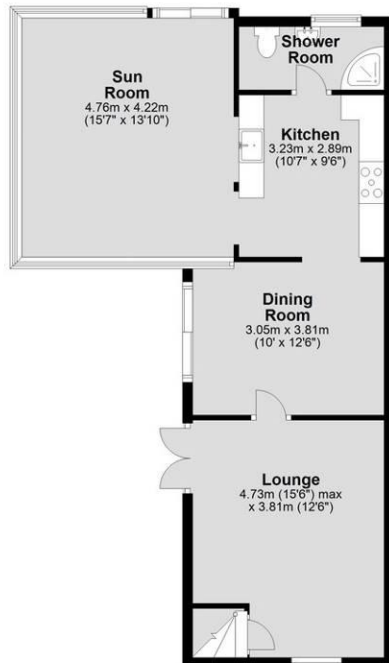
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 yourself 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.

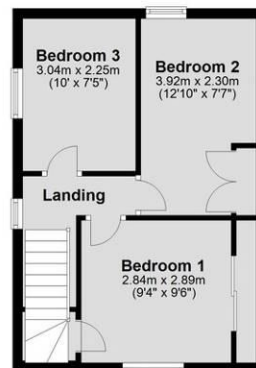
Ground Floor

Approx. 64.2 sq. metres (691.1 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.3 sq. feet)



Total area: approx. 96.1 sq. metres (1034.4 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
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 and 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.

