



## 19 Meadow Rise

Saxilby, Lincoln, LN1 2HW

**£290,000**

An extended three/four bedroom detached bungalow within the popular and convenient village of Saxilby, with well-presented and spacious accommodation comprising of Porch, Hall, Lounge, Kitchen/Diner, Sitting Room/Bedroom Four, three further Bedrooms and a Family Bathroom. Outside there is a front garden, driveway, single garage and a spacious and private rear garden. Viewing is highly recommended.



**Meadow Rise, Saxilby, Lincoln, LN1 2HW**



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D**

**COUNCIL TAX BAND – C**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

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

**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

### PORCH

With double glazed window to the side aspect and laminate flooring.

### HALL

With airing cupboard housing the gas-fired central heating boiler, laminate flooring and radiator.

### LOUNGE

17' 10" x 11' 0" (5.45m x 3.37m), with open fire set within feature fireplace, double glazed window to the front aspect, laminate flooring and radiator.

### KITCHEN/DINER

13' 7" x 11' 0" (4.15m x 3.37m), fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven with hob and extractor fan over, spaces for a fridge freezer, washing machine and dishwasher, breakfast bar, double glazed window to the side aspect and radiator.



### BEDROOM 1

11' 10" x 10' 6" (3.62m x 3.22m), with double glazed window to the rear aspect and radiator.

### BEDROOM 2

15' 10 (max)" x 8' 3" (4.83m x 2.52 m), with double glazed window to the rear aspect and radiator.



### BEDROOM 3

10' 0" x 7' 7" (3.06m x 2.33m), with double glazed window to the front aspect and radiator.

### BEDROOM 4/SITTING ROOM

9' 11" x 9' 10" (3.03m x 3.02m), with double glazed French doors to the rear garden, laminate flooring, radiator and access to Bedroom Two.

### BATHROOM

Fitted with a three piece suite comprising of P-shaped panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity unit, tiled splashbacks, chrome towel radiator, loft access point and double glazed window to the rear aspect.

### OUTSIDE

To the front of the property there is a lawned garden with mature shrubs and a driveway providing off-street parking for multiple vehicles and access to the single garage. There is also a side store room and a private and generous rear garden laid mainly to lawn with a patio seating area.



### GARAGE

15' 4" x 7' 11" (4.69m x 2.43m), with up and over door to the front aspect, window to the side aspect, storage cupboards, light and power.



**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](http://mundys.net)

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**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

SMS & 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**

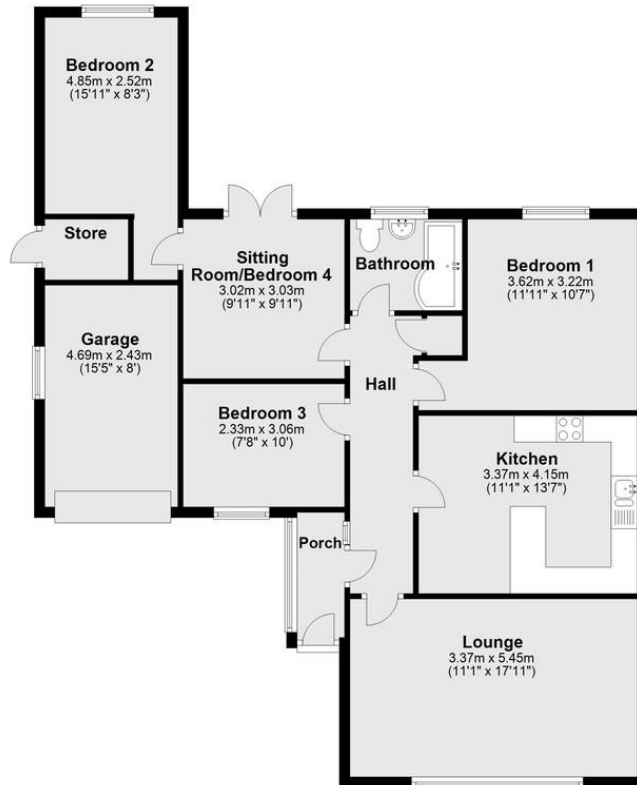
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**Ground Floor**

Approx. 101.5 sq. metres (1092.2 sq. feet)



Total area: approx. 101.5 sq. metres (1092.2 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS

**22 Queen Street**  
Market Rasen  
LN8 3EH

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.

