



28 Field Avenue, Saxilby
Lincoln, LN1 2SR

£415,000

An excellent detached family home situated in a pleasant position, within the ever popular village of Saxilby. The property was originally a show home and is therefore presented in an excellent condition and offers spacious living accommodation to briefly comprise of Main Entrance Hall, Cloakroom, Lounge, Dining Room, fitted Dining Kitchen, Utility Room and a First Floor Landing leading to five Bedrooms, En-Suites to the Principle and Guest Bedrooms and a Family Bathroom. Outside there is a driveway providing off-road parking for vehicles and giving access to the integral Double Garage. There is also a well-maintained rear garden. The property further benefits from gas central heating and is being sold with No Onward Chain. Viewing of this property is highly recommended.





SERVICES

All mains services available. Gas central heating. CCTV system and alarm system. Sold with all fixtures and fittings as per brochure (except tumble dryer).

EPC RATING – B

COUNCIL TAX BAND – E (West Lindsey District Council)

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

SERVICE CHARGES

Saxilby Heights Management - approximately £193.81 from January to December.

The service charge has been paid for the period January 2024 to December 2024.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.



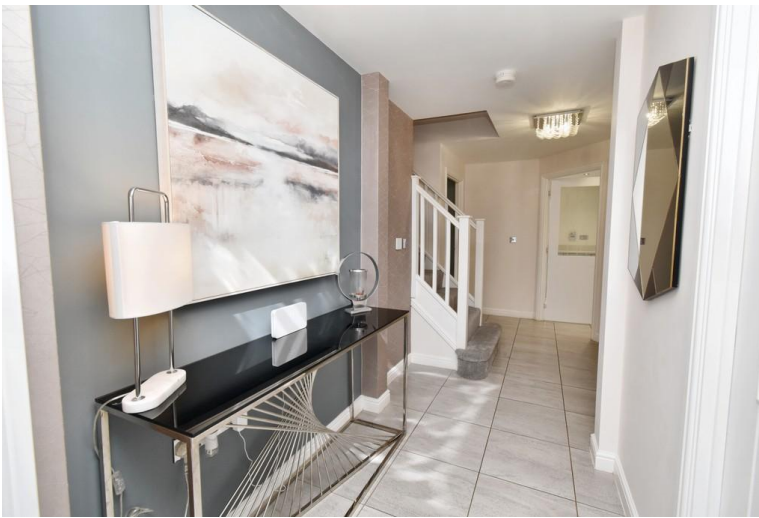
LOCATION

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, alarm controls, radiator, built-in storage cupboard and stairs rising to the First Floor.



CLOAKROOM

With WC, wash hand basin, tiled flooring, part-tiled surround, inset spotlights and extractor fan.

LOUNGE

17' 2" x 12' 8" (5.23m x 3.86m), with UPVC French/patio doors, two radiators, inset corner spotlights and TV and telephone points.

DINING ROOM

10' 5" x 10' 0" (3.18m x 3.05m), with UPVC window to the front elevation, radiator, inset corner spotlights and double doors to the Entrance Hall.



KITCHEN/DINER

18' 8" x 12' 7" (5.69m x 3.84m), fitted with a range of integrated appliances incorporating AEG hob, double oven, extractor hood, integral fridge freezer, integral dishwasher, fitted with a range of quality wall, base units and drawers with Silestone work surfaces over, sink unit and drainer, tiled flooring, radiator, inset spotlights and UPVC French/patio doors and UPVC window to the rear elevation.

UTILITY ROOM

5' 7" x 5' 4" (1.7m x 1.63m), with fitted cupboard and wall units, sink and work surface, radiator, integral washing machine, space for a tumble dryer, tiled flooring and double glazed side entrance door.



FIRST FLOOR LANDING

With airing cupboard housing the hot water cylinder, access to the roof void and radiator.



BEDROOM

12' 6" x 12' 5" (3.81m x 3.78m), with two UPVC windows to the front elevation, radiator, air-conditioning unit and two fitted double wardrobes with sliding doors.

EN-SUITE

With suite to comprise of WC, wall-hung wash hand basin with drawers below and a large fitted shower cubicle, inset spotlights, shaver point, extractor fan, tiled walls, towel radiator and UPVC window to the front elevation.



BEDROOM

12' 6" x 11' 6" (3.81m x 3.51m), with two UPVC windows to the front elevation, radiator and fitted wardrobe with sliding doors.

EN-SUITE

With suite to comprise of WC, wash hand basin and fitted shower cubicle, tiled flooring, part-tiled surround, inset spotlights, towel radiator, extractor fan and UPVC window to the side elevation.



BEDROOM

11' 2" x 8' 9" (3.4m x 2.67m), with UPVC window to the rear elevation, radiator and fitted wardrobes.

BEDROOM

10' 8" x 8' 9" (3.25m x 2.67m), with UPVC window to the rear elevation and radiator.

BEDROOM

9' 9" x 9' 2" (2.97m x 2.79m), with UPVC window to the front elevation and radiator.

BATHROOM

With suite to comprise of bath with shower over, wall-hung wash hand basin and WC, tiled flooring, part-tiled walls, inset spotlights, extractor fan, towel radiator and UPVC window to the side elevation.



OUTSIDE

There is a shared access leading to the driveway which provides off-road parking for vehicles and gives access to the Double Garage. There is a well-maintained rear garden which is predominantly laid to lawn with a patio area, flowerbeds, shrubs and borders.



DOUBLE GARAGE

With two up and over doors to the front elevation, light and power.

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.

Coverings 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:

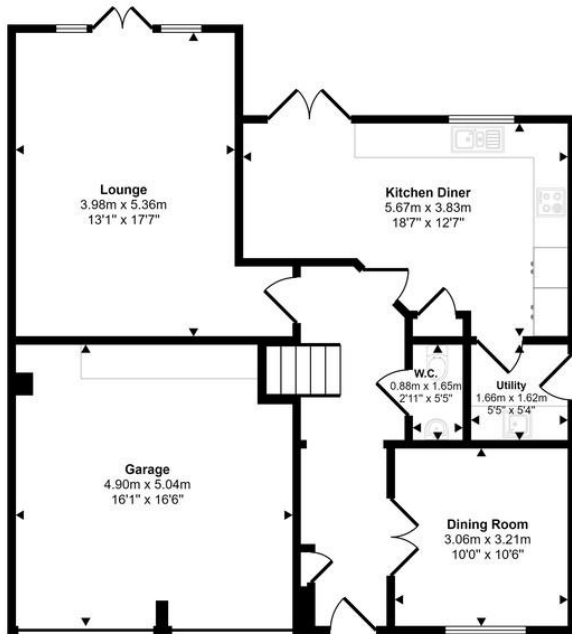
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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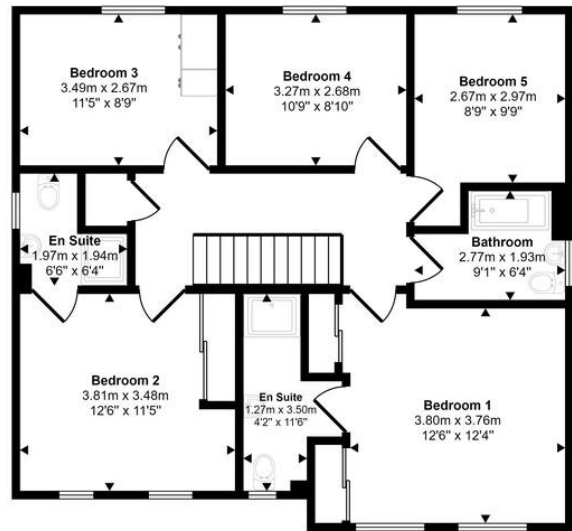




Approx Gross Internal Area
178 sq m / 1920 sq ft



Ground Floor
Approx 94 sq m / 1012 sq ft



First Floor
Approx 84 sq m / 909 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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.