



Laurel House, 3 South Parade

Saxilby, Lincoln, LN1 2HQ



Book a Viewing!

£270,000

A beautiful four bedroom Edwardian period home in the heart of the ever popular village of Saxilby. The property is tucked away down a private road with well-appointed accommodation spread over three floors, comprising of Hall, Lounge with feature fireplace and bay window, Dining Room, fitted Kitchen, First Floor Landing leading to two Bedrooms and Family Bathroom and a Second Floor Landing leading to two further Bedrooms. Outside there is a gravelled driveway, front garden and an enclosed South-facing private rear garden. The property also has UPVC fascias and downpipes. The property further benefits from No Onward Chain and viewing of this stunning family home is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING — E

COUNCIL TAX BAND — A.

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

HALL

With staircase to the First Floor and wood flooring.

LOUNGE

12' 0" x 10' 0" (3.67m x 3.07m), with double glazed bay window to the front aspect, decorative fireplace with gas fire inset, picture rail, ceiling rose, wood flooring, original coving, two sets of double sockets and radiator.

DINING ROOM/SITTING ROOM

12' 2" x 12' 0" (3.72m x 3.66m), with double glazed window to the rear aspect, decorative fireplace, understairs storage cupboard, picture rail, ceiling rose, wood flooring, coving, BT point, three double sockets and radiator.



KITCHEN

16' 4" x 6' 2" (5.00m x 1.90m), fitted with a range of wall and base units with work surfaces over, integrated fridge freezer, spaces for a washing machine/slimline dishwasher and Range cooker, cupboard housing the gas-fired central heating boiler, ceramic 1½ bowl sink with side drainer and mixer tap over, tiled splashbacks, tiled flooring, two double glazed windows to the side aspect, two double sockets and one single socket and door to the garden.

FIRST FLOOR LANDING

With staircase to the Second Floor, double glazed window to the side aspect and dado rail.



BEDROOM 1

12' 0" x 10' 2" (3.67m x 3.10m), with double glazed window to the front aspect, cast iron decorative fireplace, picture rail, ceiling rose, wood flooring, coving, two double sockets and radiator.

BEDROOM 2

9' 5" x 5' 10" (2.88m x 1.78m), with double glazed window to the rear aspect, picture rail, wood flooring, coving, double socket and radiator.

BATHROOM

9' 5" x 5' 10" (2.88m x 1.80m), fitted with a three piece suite comprising of freestanding bath with centre taps and shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, picture rail, double glazed window to the rear aspect, coving and radiator.



SECOND FLOOR LANDING

With access to two Bedrooms.

BEDROOM 3

12' 1" x 7' 7" (3.70m x 2.33m), with Velux window to the rear aspect, double socket and radiator.

BEDROOM 4

12' 1" x 10' 5 (max)" (3.70m x 3.18m), with double glazed window to the side aspect, double socket and radiator.



OUTSIDE

The property sits in a tucked away position down a private road. There is a small front garden behind low level wall with iron railings and a gravelled driveway providing off-street parking. To the rear of the property there is a South-facing private enclosed garden which is laid mainly to lawn with a patio seating area, raised flowerbeds, two sheds, one with power and fridge freezer, outside tap and a summer house.

NOTE

In order to comply with the Property Misdescriptions Act 1979 we must point out that the vendor is a member of staff at Mundys.

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, Bird & 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, J Walter and Callum Lyman 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 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.

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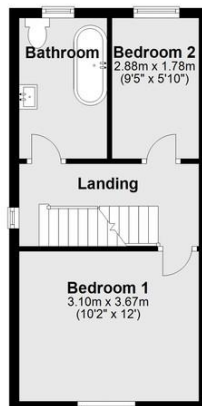
Ground Floor

Approx. 38.6 sq. metres (415.6 sq. feet)



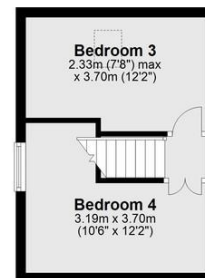
First Floor

Approx. 28.9 sq. metres (311.4 sq. feet)



Second Floor

Approx. 19.5 sq. metres (210.1 sq. feet)



Total area: approx. 87.1 sq. metres (937.1 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 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.

