



68 Sykes Lane, Saxilby,
Lincoln, LN1 2NU



Book a Viewing!

£425,000

Situated on a large non-estate plot on the outskirts of the village of Saxilby, a spacious four bedroom detached family house with the addition of a 1 bedroom annex and set in grounds of approximately 0.28 acres (sts). The main accommodation on offer comprises of Entrance Hall, Lounge/Diner, Kitchen, Pantry/Utility, Cloakroom/WC, First Floor Landing, four Bedrooms and Family Bathroom. To the rear of the property there is annex accommodation comprising of Lounge overlooking the gardens, Kitchen, Bedroom and a Shower Room. This could be incorporated into the main living accommodation, or self contained. The grounds cover around 0.28 acres (sts) with gardens to the front and rear aspects, a large driveway, a tandem garage and two workshops/stables. Viewing of this property is highly recommended to appreciate the versatile and spacious accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

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.



HALL

With staircase to the first floor landing and radiator.

LOUNGE/DINING ROOM

28' 11" x 11' 11" (8.82m x 3.65m) With double glazed windows to the front and side aspects, double glazed sliding patio doors to the rear garden, feature stone fireplace with working open fire and three radiators.

KITCHEN

12' 0" x 11' 8" (3.68m x 3.57m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan over, spaces for fridge freezer and dishwasher, breakfast bar, tiled splashbacks, radiator, double glazed windows to the front and side aspects and external side door.



UTILITY/PANTRY

9' 2" x 5' 10" (2.80m x 1.80m) With storage shelving, plumbing and space for a washing machine and double glazed window to the side aspect.

INNER HALL

With laminate flooring and two storage cupboards.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, tiled flooring and splashbacks, radiator and double glazed window to the side aspect.



ANNEX

ANNEX LOUNGE

16' 2" x 12' 7" (4.95m x 3.84m) With double glazed patio doors to the rear garden, double glazed window to the side aspect, laminate flooring and two radiators.

ANNEX KITCHEN

11' 1" x 5' 6" (3.40m x 1.70m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer over, spaces for cooker and fridge, tiled splashbacks, laminate flooring and double glazed window to the rear aspect.

ANNEX BEDROOM

18' 1" x 9' 11" (5.52m x 3.03m) With double glazed window to the side aspect, fitted wardrobe and drawers and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled flooring and splashbacks, radiator and double glazed window to the side aspect.





FIRST FLOOR LANDING

With double glazed window to the front aspect and radiator.

BEDROOM 1

12' 0" x 11' 8" (3.67m x 3.58m) With double glazed windows to the front and side aspects, storage cupboard, wash hand basin and radiator.

BEDROOM 2

12' 0" x 9' 10" (3.66m x 3.145m) With double glazed window to the rear aspect, double wardrobe, wash hand basin and radiator.

BEDROOM 3

11' 11" x 11' 3" (3.64m x 3.43m) With double glazed window to the front aspect and radiator.

BEDROOM 4

12' 2" x 7' 8" (3.73m x 2.34m) With double glazed window to the rear aspect, wash hand basin and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, airing cupboard housing the gas fired central heating boiler, part tiled walls, radiator and double glazed window to the side aspect.



OUTSIDE

The property sits on a generous plot of approximately 0.28 acres (sts). To the front aspect there is a lawned garden screened from the road by hedging with mature trees and a Summer House. To the side aspect there is a long gravelled driveway providing off street parking for multiple vehicles and access to the tandem length garage. To the rear of the property there is an enclosed rear garden laid mainly to lawn with patio seating area, mature trees and shrubs, fruit cages, fish pond, greenhouse, two sheds and two workshops/stables. There is also a gated vehicular access to the rear of the property on the right hand side.



TANDEM GARAGE

29' 1" x 11' 8" (8.88m x 3.56m) With electric up and over door to the front aspect, three windows to the side and rear aspects, light and power.

STABLES/WORKSHOP 1

7' 4" x 9' 4" (2.25m x 2.86m) With light and power.

STABLE/WORKSHOP 2

9' 4" x 7' 4" (2.86m x 2.25m) With light and power.





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NOTE

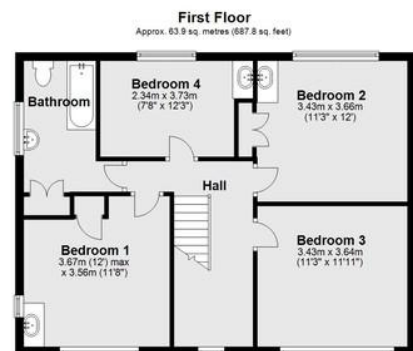
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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