



4 Manor Road

Saxilby, Lincoln, LN1 2HX



Book a Viewing!

£269,500

A spacious three bedroom link detached chalet style house situated in the popular village of Saxilby. The property offers well-presented accommodation comprising of Hall, Lounge, Kitchen Diner, Conservatory, Cloakroom/WC, Shower Room, Ground Floor Bedroom and a First Floor Landing leading to a Bathroom and two further double Bedrooms. Outside there is a block paved driveway, single garage and mature front and rear gardens. Viewing of this home is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

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, understairs storage cupboard, radiator and double glazed window to the rear aspect.

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin and tiled splashbacks.

SHOWER ROOM

With shower cubicle, chrome towel radiator, tiled walls and flooring.



LOUNGE

17' 11" x 10' 11" (5.46m x 3.33m) With log burner, double glazed window to the rear aspect, double glazed French doors to the conservatory and radiator.

KITCHEN DINER

17' 11 (max)" x 12' 7 (max)" (5.46m x 3.84m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl stainless steel sink with side drainer and mixer tap over, integrated dishwasher, spaces for cooker, fridge freezer and washing machine, gas fired central heating boiler, tiled splashbacks, laminate flooring, radiator and two double glazed windows to the front aspect.



CONSERVATORY

16' 11" x 9' 6" (5.18m x 2.90m) With double glazed French doors to the garden, radiator and tiled flooring.

BEDROOM 3

12' 3 (max)" x 9' 11" (3.73m x 3.04m) With double glazed window to the rear aspect and electric radiator.

FIRST FLOOR LANDING

BEDROOM 1

12' 1" x 10' 5" (3.7m x 3.19m) With double glazed window to the front aspect, fitted wardrobes and drawers and radiator.

BEDROOM 2

12' 2" x 8' 7" (3.73m x 2.62m) With double glazed window to the rear aspect, airing cupboard and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath, close coupled WC and pedestal wash hand basin, radiator, tiled splashbacks and double glazed window to the side aspect.





OUTSIDE

To the front of the property there is a block paved driveway providing off street parking and giving access to the garage. The garage has up and over door to the front, personal door to the hall, light and power. There is a low maintenance front garden laid to gravel with mature shrubs. To the rear there is an enclosed garden laid mainly to lawn with mature shrubs, shed and a playhouse.

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 Calum 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

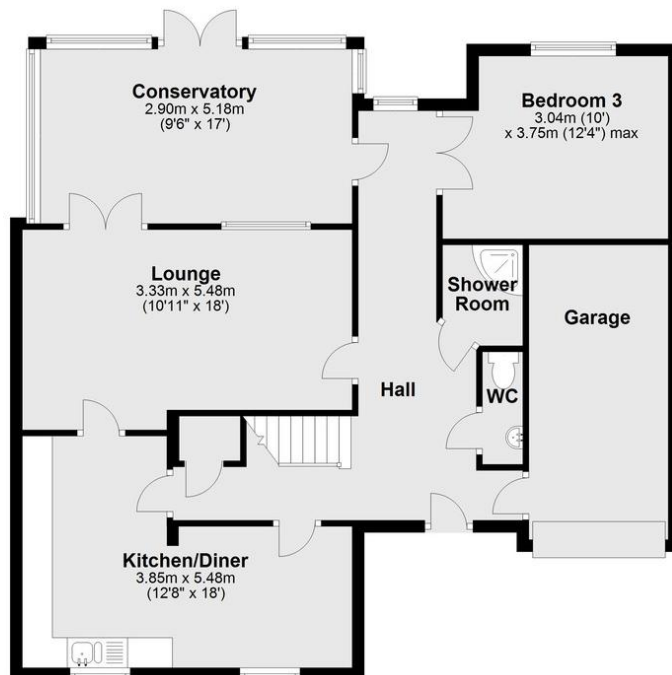
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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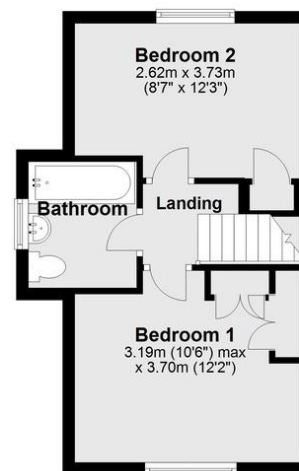
Ground Floor

Approx. 94.8 sq. metres (1020.5 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.2 sq. feet)



Total area: approx. 124.3 sq. metres (1337.8 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.

