



### 3 Lincoln Road

Saxilby, Lincoln, LN1 2NF



Book a Viewing!

**£279,000**

An excellent nearly new semi-detached house situated within this exclusive small development, which is located just on the outskirts of the ever popular village of Saxilby. The property offers well planned and spacious living accommodation to briefly comprise of Main Entrance Hall, Cloakroom, Lounge, open plan Living/Kitchen/Diner with bi-fold doors and integrated appliances, First Floor Landing leading to three Bedrooms, En-suite to Master Bedroom and Family Bathroom. Outside there are gardens and a driveway to the rear of the property. Viewing is highly recommended. NO CHAIN.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**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.



#### ENTRANCE HALL

With radiator.

#### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, tiled splashbacks, understairs storage cupboard and radiator.

#### LOUNGE

16' 5" x 10' 6" (5.02m x 3.21m) With double glazed window to the front aspect, staircase to the first floor and radiator.



#### OPEN PLAN LIVING KITCHEN DINER

22' 10 (max)" x 16' 7 (max)" (6.96m x 5.05m) Modern kitchen area fitted with a stylish range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, integrated fridge freezer, dishwasher and washing machine, eye level electric oven, electric hob with extractor fan over and double glazed window to the rear aspect. The living/dining area has double glazed bi-fold doors to the rear garden, double glazed window to the side aspect and radiator.



#### FIRST FLOOR LANDING

With double glazed window to the side aspect and airing cupboard.

#### BEDROOM 1

10' 6" x 8' 9" (3.22m x 2.68m) With double glazed window to the front aspect and radiator.

#### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator and tiled splashbacks.

#### BEDROOM 2

12' 9" x 10' 5" (3.91m x 3.20m) With double glazed window to the rear aspect and radiator.



#### BEDROOM 3

9' 10" x 7' 1" (3.01m x 2.18m) With double glazed window to the rear aspect and radiator.





## BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, tiled splashbacks, spotlights and double glazed window to the front aspect.

## OUTSIDE

To the front of the property there is a lawned garden behind fencing. To the rear there is an enclosed garden laid mainly to lawn with patio seating area. The property further benefits from a driveway for off street parking.



### WEBSITE

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### 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 REFERR YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Giffon 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 them we will receive a referral fee of up to £125.

Clearings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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 MNRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the costs 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

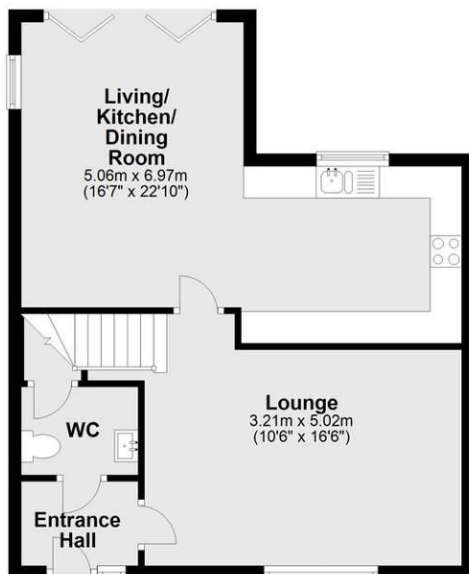
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure the details are accurate however they are for themselves and the vendors (Lessor) for whom they act as Agents give notice that:

1. The details are a general outline of guidance only and do not constitute any part of a formal contract. No person in the employment of Mundys has any authority to make or give representation or warranty in relation to this property.
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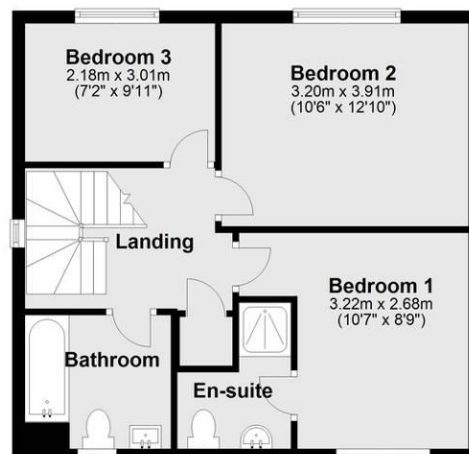
## Ground Floor

Approx. 52.2 sq. metres (561.4 sq. feet)



## First Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



Total area: approx. 98.5 sq. metres (1060.5 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.

