



4 Hilton Court, Saxilby,
Lincoln, LN1 2GP



Book a Viewing!

£485,000

A fantastic four bedroomed detached family home located within this sought after modern cul de sac, just off Mill Lane in the popular village of Saxilby. The property is within walking distance into the village centre and has easy access into Lincoln City Centre. The property is immaculately presented throughout and has accommodation comprising of Entrance Hall, WC and an Open Plan Kitchen Diner with a high specification fitted Kitchen with a range of built-in appliances, range cooker and granite worksurfaces, whilst also having space for a large dining area. The Open Plan Kitchen Diner opens into a large dual aspect Lounge with an impressive fireplace and log burner. Stairs rise to a First Floor Landing which gives access to four Bedrooms, three of which have built-in Wardrobes, two with En-suite Shower Rooms and there is a large Family Bathroom with a luxury suite. The property sits on a generous sized corner plot with ample off road parking to the front, access to the attached Single Garage and a lawned garden to the rear with a raised decking area. Viewing of this property is essential to appreciate the standard of accommodation on offer.





SERVICES

All mains services available. Gas central heating. Underfloor heating to the ground floor.

EPC RATING - B.

COUNCIL TAX BAND – D.

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

ENTRANCE HALL

With composite external door and underfloor heating.

WC

With tiled flooring, underfloor heating, low level WC and a wash hand basin.

OPEN PLAN KITCHEN DINER

21' 0" x 12' 1" (6.4m x 3.68m) With two UPVC double glazed windows, tiled flooring with underfloor heating, fitted with a range of wall, base units and drawers with granite work surfaces over, stainless steel sink unit and drainer, Range Cooker with five ring gas hob, electric hot plate, four ovens and extractor fan above, integrated fridge freezer, microwave and dishwasher and an opening into the lounge.

LOUNGE

24' 3" x 13' 0" (7.39m x 3.96m) With UPVC double glazed window and double doors with window to either side, underfloor heating, wall lighting and a fireplace with a wood burner.

FIRST FLOOR LANDING

With access to the four bedrooms and family bathroom.



BEDROOM 1

13' 0" x 10' 10" (3.96m x 3.3m) With UPVC double glazed window, two Velux windows and radiator.

EN-SUITE

7' 7" x 3' 11" (2.31m x 1.19m) With tiled flooring, fully tiled walls, low level WC, wash hand basin with drawers below, walk-in shower cubicle, heated towel rail, spotlighting and extractor fan.



BEDROOM 2

11' 5" x 8' 3" (3.48m x 2.51m) With UPVC double glazed window, built-in wardrobe and radiator.

EN-SUITE

8' 10" x 5' 10" (2.69m x 1.78m) With Velux window, tiled flooring, fully tiled walls, low level WC, wash hand basin with drawers below, walk-in shower cubicle, heated towel rail, spotlighting and extractor fan.



BEDROOM 3

13' 0" x 8' 10" (3.96m x 2.69m) With UPVC double glazed window, Velux window and radiator.

BEDROOM 4

13' 0" x 8' 7" (3.96m x 2.62m) With UPVC double glazed window, Velux window and radiator.



BATHROOM

11' 8" x 8' 10" (3.56m x 2.69m) With Velux window, tiled flooring, fully tiled walls, low level WC, wash hand basin with drawers below, walk-in shower cubicle, bath, heated towel rail, spotlighting and extractor fan.

OUTSIDE

To the front of the property there is a blocked paved driveway providing ample off road parking and giving access to the attached single garage. There is gated access to the side of the property which leads to the lawned rear garden with a raised decked seating area.



GARAGE

With electric up and over door, power, lighting, gas fired central heating boiler, UPVC double glazed window and external door.

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.

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.

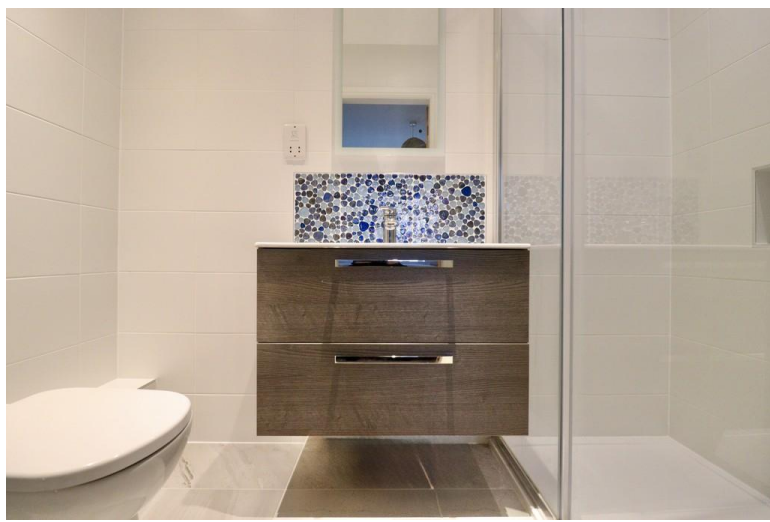
GENERAL

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.

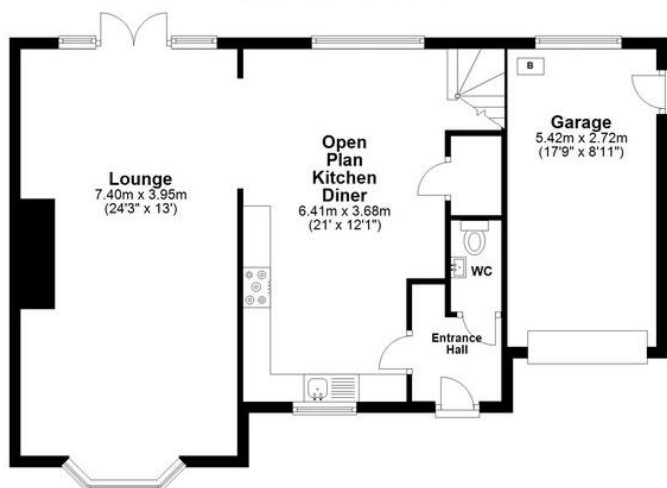
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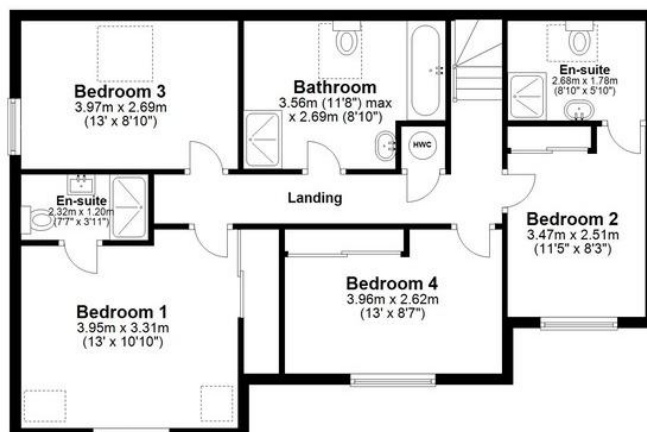
Ground Floor

Approx. 75.6 sq. metres (813.8 sq. feet)



First Floor

Approx. 74.1 sq. metres (797.3 sq. feet)



Total area: approx. 149.7 sq. metres (1611.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.

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