



57 St. Andrews Drive

Saxilby, Lincoln, LN1 2PR



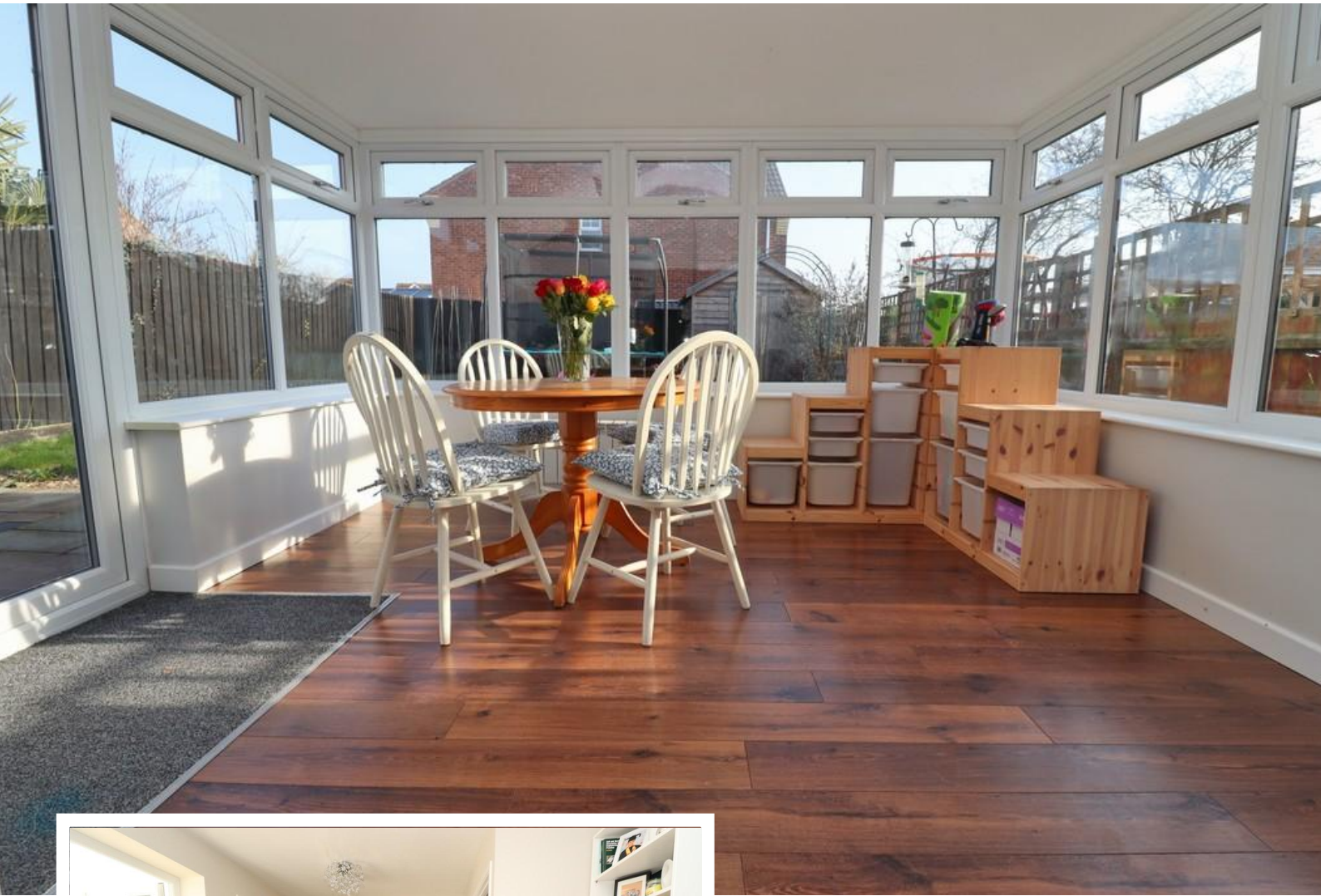
Book a Viewing!

£185,000

A modern two bedroom semi detached house in the popular village of Saxilby, to the West of the historic Cathedral City of Lincoln. The well-presented accommodation on offer comprises of Entrance Hall, Kitchen, Cloakroom/WC, Lounge/Diner, Conservatory and a First Floor Landing leading to two double Bedrooms and Family Bathroom. The property has a driveway providing off road parking and an enclosed rear garden. Viewing of this property is highly recommended. The property is being sold with No Onward Chain.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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, laminate flooring and radiator.

CLOAKROOM/WC

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

KITCHEN

8' 2" x 7' 11" (2.51m x 2.42m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, electric oven with gas hob and extractor fan over, spaces for fridge freezer and washing machine, wall mounted gas fired central heating boiler, tiled splashbacks, laminate flooring and double glazed window to the front aspect.

LOUNGE/DINER

16' 0 (max)" x 11' 10 (max)" (4.88m x 3.61m) With double glazed French doors to the conservatory, double glazed window to the side aspect, laminate flooring and two radiators.

CONSERVATORY

13' 5" x 12' 1" (4.09m x 3.70m) With double glazed French doors to the rear garden, laminate flooring and electric radiator (the conservatory roof has been insulated and plastered).

FIRST FLOOR LANDING

With airing cupboard and radiator.

BEDROOM 1

13' 10" x 8' 11" (4.22m x 2.72m) With double glazed window to the rear aspect, storage cupboard and radiator.

BEDROOM 2

11' 6" x 9' 8" (3.52m x 2.96m) With double glazed window to the front 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, chrome towel radiator, shaver point, tiled flooring and double glazed window to the front aspect.

OUTSIDE

To the front of the property there is a gravelled garden with mature shrubs. To the side there is a driveway providing off road parking. To the rear there is an enclosed garden laid mainly to lawn with patio seating area.





WEBSITE
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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.

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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.

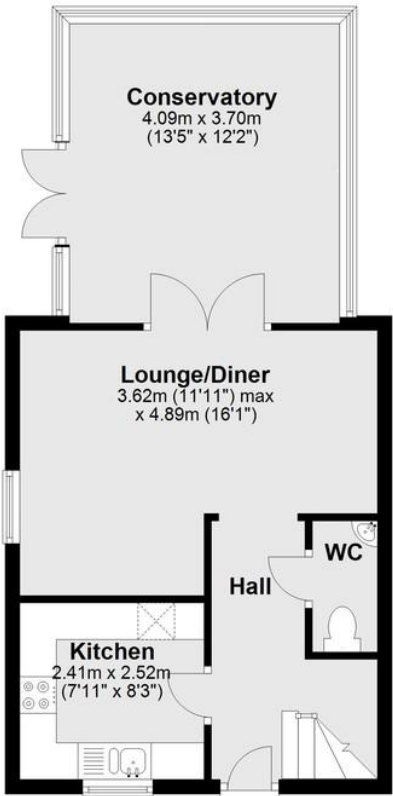
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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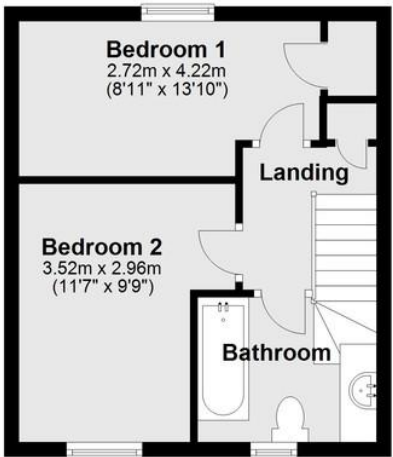
Ground Floor

Approx. 45.5 sq. metres (490.1 sq. feet)



First Floor

Approx. 29.9 sq. metres (321.6 sq. feet)



Total area: approx. 75.4 sq. metres (811.7 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 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.

