



53 Church Lane

Saxilby, Lincoln, LN1 2PE



Book a Viewing!

£450,000

A modern and spacious four bedroom detached house within the popular and convenient village of Saxilby, to the West of the Cathedral City of Lincoln. The well presented and updated accommodation on offer comprises of a welcoming Entrance Hall, Cloakroom/WC, Lounge, Dining Room, Conservatory, Open Plan modern Kitchen/Breakfast Room with Bi-fold doors onto the garden, First Floor Landing, four Bedrooms, Master with walk-in wardrobe and En-suite Bathroom, En-Suite Shower Room to Bedroom two and a Family Bathroom. Outside there are landscaped front and rear gardens, a gated block paved driveway and a double garage. Viewing of the property is highly recommended. No Onward Chain.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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.

ACCOMMODATION

HALL

With staircase to the first floor, cloaks cupboard, wood effect flooring, radiator and spotlights.



CLOAKROOM/WC

With close coupled WC, wash hand basin on a vanity unit, tiled flooring, part tiles walls, chrome towel radiator, spotlights and double glazed window to the side aspect.

LOUNGE

18' 9" x 12' 1" (5.74m x 3.70m) With gas fire set within a feature fireplace, wood effect flooring, radiator, double glazed window to the front aspect and double glazed Bi-fold doors to the conservatory.

DINING ROOM

12' 0" x 9' 1" (3.66m x 2.77m) With wood effect flooring, radiator and double glazed window to the front aspect.

CONSERVATORY

13' 1" x 12' 1" (3.99m x 3.69m) With double glazed French doors to the rear garden, ceiling fan, wood effect flooring and radiator.



KITCHEN/BREAKFAST ROOM

18' 2" x 16' 5" (5.56m x 5.01m) An impressive open plan room fitted with a modern range of wall and base units with work surfaces over, integrated fridge, freezer, dishwasher, twin eye level electric ovens, 5 ring gas hob with extractor fan over, spaces for washing machine and tumble dryer, breakfast bar, two radiators, tiled flooring with underfloor heating, double glazed windows to the side and rear aspects and double glazed Bi-fold doors to the rear garden.

FIRST FLOOR LANDING

With airing cupboard, spotlights and radiator.



BEDROOM 1

12' 2" x 11' 0" (3.72m x 3.36m) With double glazed window to the side aspect and radiator.

WALK-IN WARDROBE

7' 8" x 6' 10" (2.35m x 2.10m) With a range of fitted wardrobes and double glazed window to the side aspect.

EN-SUITE BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, wash hand basin on a vanity style unit and close coupled WC, chrome towel radiator, tiled walls and flooring with underfloor heating, spotlights and double glazed window to the rear aspect.



BEDROOM 2

12' 2" x 10' 3" (3.73m x 3.13m) With fitted wardrobes, double glazed window to the side aspect and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wall mounted wash hand basin on a vanity style unit and close coupled WC, chrome towel radiator, tiled walls and flooring, spotlights and double glazed window to the side aspect.

BEDROOM 3

12' 2" x 8' 0" (3.71m x 2.46m) With fitted wardrobes, double glazed window to the front aspect and radiator.



BEDROOM 4

7' 10" x 8' 8" (2.41m x 2.66m) With fitted wardrobe, double glazed window to the front aspect and radiator.

BATHROOM

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

OUTSIDE

To the front of the property there is a lawned garden set behind fencing and there is a gated block paved driveway providing off street parking for multiple vehicles and access to the double garage. The garage has twin up and over doors, light, power, and boarded loft space. To the rear of the property there is a landscaped and enclosed garden laid mainly to lawn with patio seating area, decked seating area, shrubs and flowerbeds.

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 - HOW WE MAY REFER YOU TO

MR & MRS RINGROSE, 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.

CWILLIAMS Water 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.

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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 HomeBuyer 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

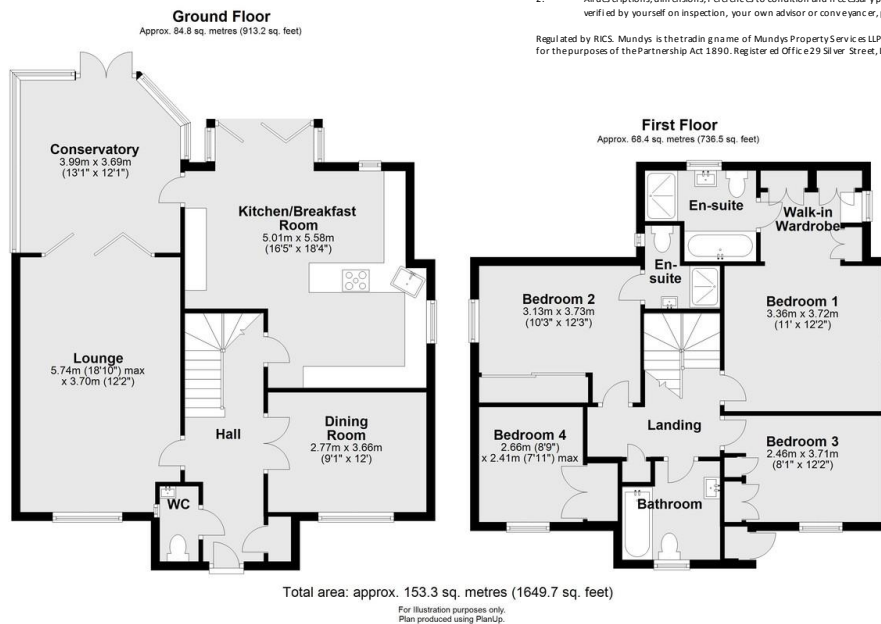
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 are for the vendors (Lessors) for whom they act as Agents given to the best of their knowledge.

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 whatsoever 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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