



## 6 Warwick Close

Saxilby, Lincoln, LN1 2FT



Book a Viewing!

**£350,000**

Situated within the popular and convenient village of Saxilby, to the West of the Cathedral City of Lincoln, a modern and spacious four Bedroom Detached House. The property has well-presented and updated accommodation on offer to comprise of Entrance Hall, Cloakroom/WC, Lounge, Dining Room, Kitchen/Breakfast Room and a First Floor Landing leading to four Bedrooms with Master having a walk-in wardrobe and En-suite Bathroom, En-Suite Shower Room to Bedroom two and a modern Family Bathroom. Outside there are front and rear gardens, a driveway and an integral garage. Viewing of the property is highly recommended. No Onward Chain.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — D.

**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.







#### HALL

With staircase to the first floor, understairs storage cupboard, laminate flooring and radiator.

#### LOUNGE

13' 10" x 13' 3" (4.23m x 4.06m) With double glazed bay window with French doors to the rear garden, electric fire in a feature fireplace and radiator.

#### DINING ROOM

11' 8" x 9' 1" (3.56m x 2.77m) With two double glazed windows to the front aspect, laminate flooring and radiator.

#### CLOAKROOM/WC

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

#### KITCHEN/BREAKFAST ROOM

17' 8" x 10' 2" (5.4m x 3.12m) Fitted with a modern range of wall and base units with work surfaces over, spaces for fridge freezer, dishwasher, washing machine and tumble dryer, eye level electric oven, five ring gas hob with extractor fan over, stainless steel 1½ bowl sink with side drainer and mixer tap over, radiator, tiled flooring, spotlights, double glazed windows to the side and rear aspects and a double glazed bay window with door to the rear garden.

#### FIRST FLOOR LANDING

With airing cupboard and radiator.



#### BEDROOM 1

12' 4" x 12' 0" (3.78m x 3.68m) With three double glazed windows to the front aspect, two double fitted wardrobes and radiator.

#### WALK-IN WARDROBE

With a range of fitted wardrobes.

#### EN-SUITE SHOWER ROOM

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



#### BEDROOM 2

13' 2" x 8' 2" (4.02m x 2.49m) With fitted wardrobe, double glazed window to the rear aspect and radiator.

#### EN-SUITE SHOWER ROOM

With shower cubicle and wash hand basin, tiled splashbacks and double glazed window to the side aspect.



#### BEDROOM 3

10' 3" x 8' 8" (3.14m x 2.66m) With fitted wardrobe, double glazed window to the rear aspect and radiator.

#### BEDROOM 4

10' 3" x 6' 11" (3.14m x 2.13m) With laminate flooring, double glazed window to the rear aspect and radiator.



**BATHROOM**  
Fitted with a three piece suite comprising of panelled bath with shower attachment, 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.

**OUTSIDE**  
To the front of the property there is a lawned garden and a driveway providing off street parking for multiple vehicles and access to the garage. The garage has an up and over door to the front, internal door, wall mounted gas fired central heating boiler, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating area, shrubs, flowerbeds and shed.



**WEBSITE**  
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Sills & Satterthwaite, Ringrose Law LLP, Burton & 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.

**CWHLJ 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.

**Claverings** 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.

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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.

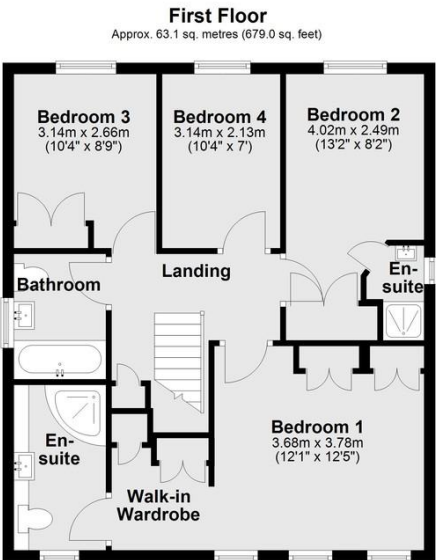
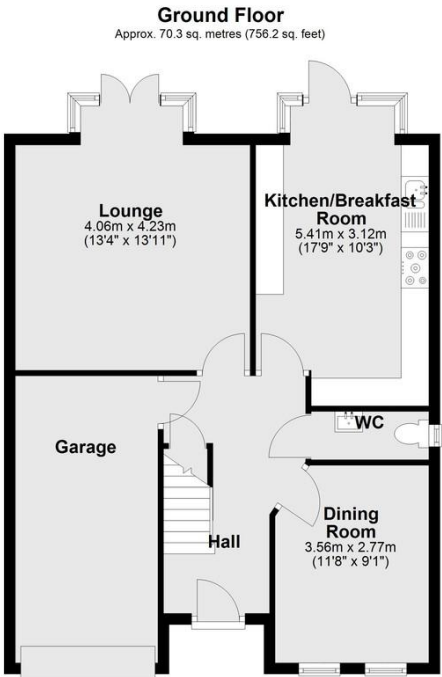
**GETTING A MORTGAGE**  
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**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**  
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- 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.
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Total area: approx. 133.3 sq. metres (1435.2 sq. feet)

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.

