



**23 St. Botolphs Gate, Saxilby,  
Lincoln, LN1 2RX**



**Book a Viewing!**

**£485,000**

Tucked away at the end of a quiet cul-de-sac, a spacious five double Bedroom Detached Family Home. The property has well-presented accommodation across three floors comprising of Entrance Hall, Lounge, Large Dining Room, Kitchen with Breakfast Room, Utility Room, Cloakroom/WC, First Floor Landing leading to three Bedrooms, all with En-Suites, Family Bathroom and Second Floor Landing leading to two further Bedrooms. Outside is a block paved driveway leading to a double garage and beautiful front and rear gardens. Viewing of this spacious and executive home is highly recommended.





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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — to follow.

**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.





#### ENTRANCE HALL

With staircase to the first floor, double glazed window to the front aspect, laminate flooring and radiator.

#### CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled flooring, part tiled walls, radiator and double glazed window to the front aspect.

#### LOUNGE

19' 3" x 12' 7" (5.88m x 3.85m) With double glazed window to the front aspect, double glazed French doors to the rear garden, log burner set within a feature fireplace, laminate flooring and two radiators.



#### DINING ROOM

19' 0" x 11' 3" (5.81m x 3.43m) With double glazed windows to the front and side aspect and two radiators.

#### KITCHEN

14' 11" x 18' 2" (4.57m x 5.56m) Fitted with a range of wall and base units with work surfaces over, integrated fridge freezer and dishwasher, space for Range cooker, stainless steel 1½ bowl sink with side drainer and mixer tap over, breakfast bar, tiled splashbacks, laminate flooring, radiator and double glazed window to the rear aspect.



#### BREAKFAST ROOM

8' 2" x 7' 10" (2.50m x 2.39m) With pantry storage cupboard, laminate flooring, radiator, double glazed French doors to the garden and double glazed windows to the side and rear aspects.

#### UTILITY ROOM

Fitted with base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, tiled flooring and splashbacks and door to the side.

#### FIRST FLOOR LANDING

With staircase to the second floor, double glazed window to the rear aspect and radiator.



#### BEDROOM 1

14' 7" x 14' 6" (4.47m x 4.44m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator.

#### EN-SUITE BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, shaver point, radiator and double glazed window to the side aspect.





#### BEDROOM 2

12' 8" x 11' 7" (3.87m x 3.54m) With a range of fitted wardrobes, 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 pedestal wash hand basin, part tiled walls, shaver point, radiator and double glazed window to the front aspect.

#### BEDROOM 3

11' 2" x 10' 11" (3.42m x 3.35m) With a range of fitted wardrobes, 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 pedestal wash hand basin, part tiled walls, shaver point, radiator and double glazed window to the front aspect.

#### BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, shaver point, radiator and double glazed window to the rear aspect.

#### SECOND FLOOR LANDING

With Velux window and radiator.



#### BEDROOM 4

11' 6" x 12' 3" (3.51m x 3.74m) With two Velux windows to the rear aspect, double glazed window to the front aspect, eaves storage and two radiators.

#### BEDROOM 5

11' 5" x 11' 5" (3.50m x 3.48m) With Velux window to the rear aspect, double glazed window to the front aspect and radiator.

#### OUTSIDE

To the front of the property there is a lawned garden and a block paved driveway providing off street parking for multiple vehicles and access to the double garage. The garage has electric roller door to the front, light and power and boarded loft storage. To the rear of the property there is an enclosed and private rear garden, laid mainly to lawn with patio seating area, mature shrubs and established 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](http://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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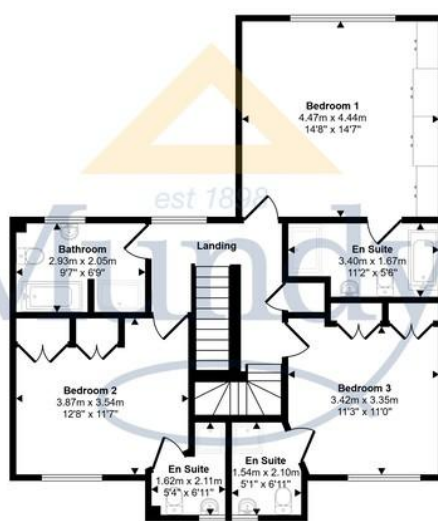


Approx Gross Internal Area  
197 sq m / 2123 sq ft

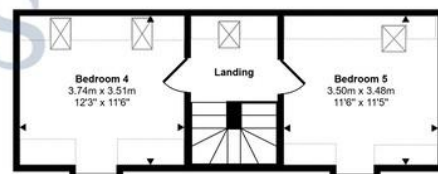


Ground Floor  
Approx 85 sq m / 917 sq ft

Denotes head height below 1.5m



First Floor  
Approx 79 sq m / 845 sq ft



Second Floor  
Approx 34 sq m / 361 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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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