



## 20 Meadow Rise

Saxilby, Lincoln, LN1 2HW



Book a Viewing!

**£355,000**

Situated in the popular and convenient village of Saxilby, to the West of the Cathedral City of Lincoln, a spacious four Bedroom Detached House with well-presented accommodation comprising of Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Cloakroom/WC and a First Floor Landing leading to four Bedrooms and a four piece Family Bathroom. Outside there is a driveway, integral single garage and front and rear gardens. Viewing of this beautiful family home is highly recommended to appreciate all it has to offer.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — D.

**COUNCIL TAX BAND** — C.

**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, cloaks cupboard, understairs storage cupboard, wood flooring and radiator.

#### LOUNGE

12' 6" x 12' 5" (3.83m x 3.79m) With double glazed window to the front aspect, feature fireplace and radiator.

#### DINING ROOM

13' 5" x 11' 5" (4.10m x 3.49m) With double glazed French doors to the rear garden and radiator.

#### KITCHEN/BREAKFAST ROOM

18' 1" x 10' 6" (5.53m x 3.21m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, spaces for Range cooker, fridge freezer and dishwasher, tiled splashbacks, pantry storage cupboard, internal door to the garage, door to the garden, radiator, laminate flooring and double glazed windows to the side and rear aspects.

#### CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, chrome towel radiator, tiled splashbacks, laminate flooring and double glazed window to the rear aspect.

#### FIRST FLOOR LANDING

With airing cupboard.

#### BEDROOM 1

14' 0" x 12' 7" (4.28m x 3.86m) With double glazed window to the front aspect and radiator.



#### BEDROOM 2

12' 7" x 11' 10" (3.84m x 3.63m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator.

#### BEDROOM 3

19' 11" x 7' 10" (6.08m x 2.41m) With double glazed window to the front and rear aspects and two radiators.

#### BEDROOM 4

7' 11" x 6' 10" (2.42m x 2.09m) With double glazed window to the front aspect and radiator.



#### BATHROOM

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



#### OUTSIDE

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



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#### SELLING YOUR HOME – HOW TO GO ABOUT IT

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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 Calum 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.

#### 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

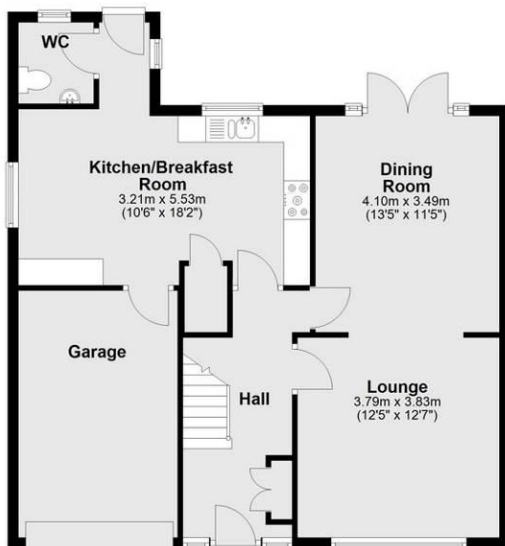
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#### Ground Floor

Approx. 77.3 sq. metres (832.3 sq. feet)



#### First Floor

Approx. 64.5 sq. metres (694.5 sq. feet)



Total area: approx. 141.8 sq. metres (1526.9 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.

