



## 30 Torksey Avenue

Saxilby, Lincoln, LN1 2HY



Book a Viewing!

**£279,950**

A modernised two Bedroom Detached Bungalow situated in a quiet residential position in the popular village of Saxilby. The property has spacious and well-presented accommodation comprising of Porch, Hall, Lounge, Kitchen, Conservatory, two Bedrooms and a Shower Room. Outside there is a lawned front garden, a long driveway providing off street parking for multiple vehicles, a detached single garage and a beautiful low maintenance landscaped rear garden. Viewing of the Bungalow is highly recommended to appreciate the accommodation on offer.





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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — E.

**COUNCIL TAX BAND** — B.

**LOCAL AUTHORITY** - West Lindsey District Council.

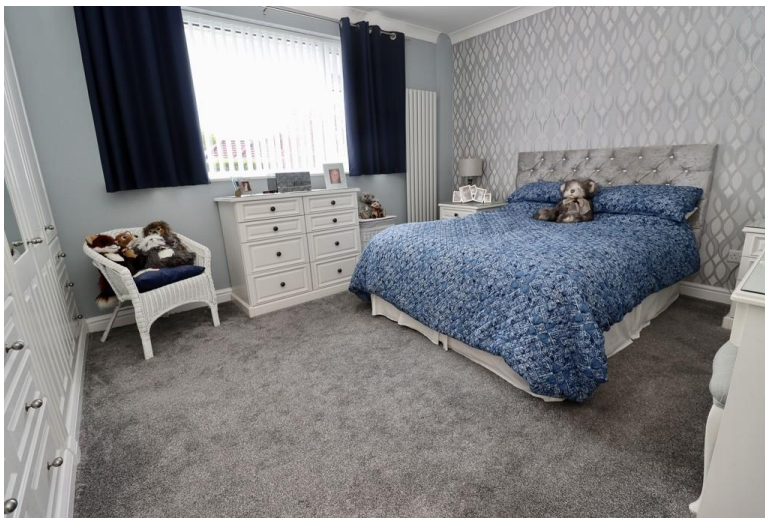
**TENURE** - Freehold.

**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

### PORCH

With tiled flooring.

### HALL

With airing cupboard, cloaks cupboard, laminate flooring and radiator.

### LOUNGE

19' 0 (max)" x 11' 1" (5.79m x 3.40m) With electric fire set within a feature fireplace, double glazed window to the front aspect, double glazed sliding patio doors to the conservatory and radiator.

### CONSERVATORY

15' 3" x 11' 2" (4.65m x 3.42m) With double glazed French doors to the rear garden, double glazed door to the side aspect, ceiling fan and laminate flooring.

### KITCHEN

9' 10" x 9' 4" (3.00m x 2.87m) Fitted with a stylish range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, eye level electric oven and microwave, gas hob, integrated fridge freezer, space for washing machine, tiled splashbacks, laminate flooring, chrome towel radiator, double glazed window to the rear aspect and door to the garden.



### BEDROOM 1

13' 11" x 11' 3" (4.25m x 3.44m) Fitted with a range of wardrobes, double glazed window to the front aspect and radiator.

### BEDROOM 2

12' 11" x 8' 8" (3.96m x 2.65m) With double glazed window to the rear aspect and radiator.



### SHOWER ROOM

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



### OUTSIDE

To the front of the property there is a lawned garden with mature shrubs and a driveway providing off street parking for multiple vehicles which gives access to the detached single garage. The garage has an up and over door to the front, side personal door, light and power. To the rear there is an enclosed rear garden, a low maintenance and landscaped garden with a patio seating area and mature shrubs.





#### 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, 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 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.

#### 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.

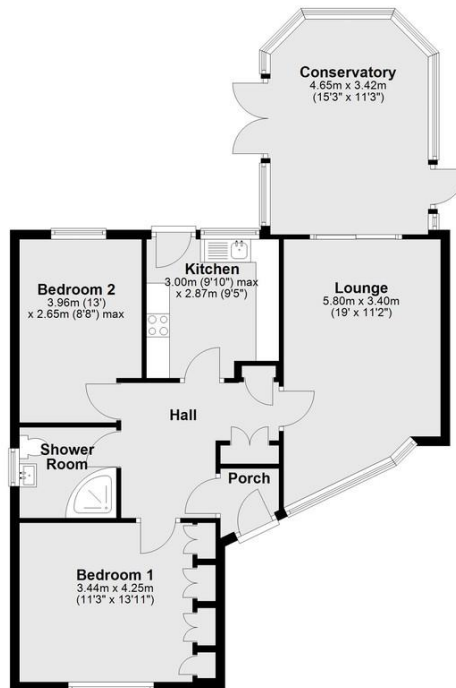
#### GENERAL

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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**Ground Floor**  
Approx. 81.7 sq. metres (879.6 sq. feet)



Total area: approx. 81.7 sq. metres (879.6 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.

