



**4 The Rowans, Saxilby,  
LN1 2SP**



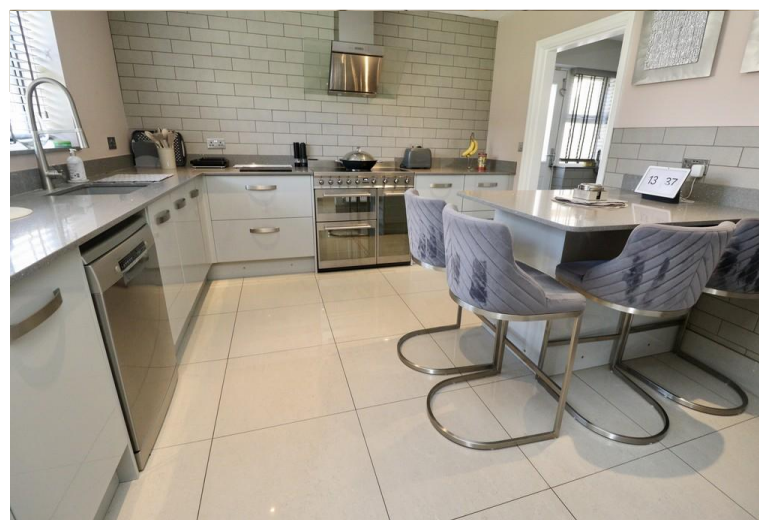
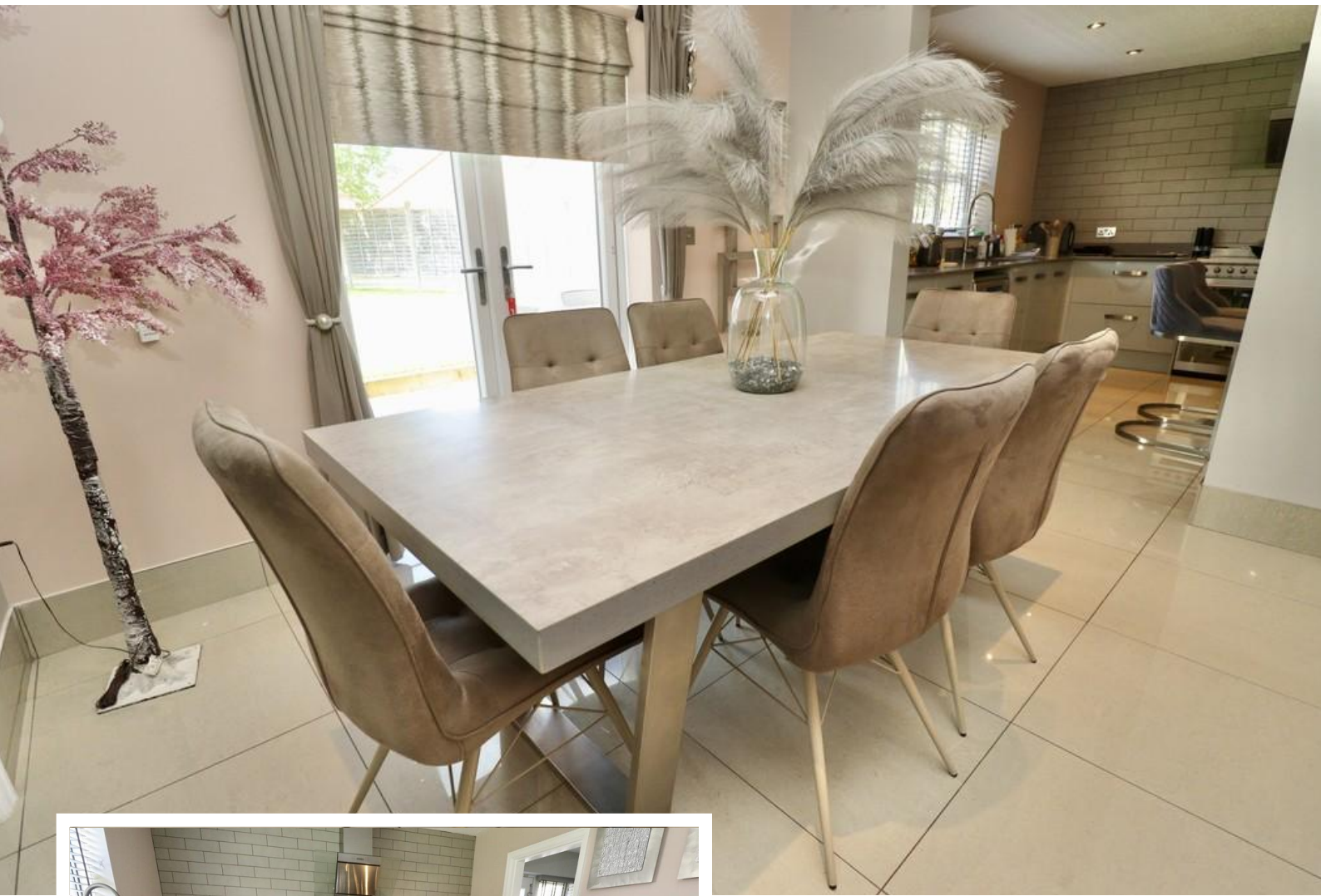
**Book a Viewing!**

**£525,000**

An executive and spacious modern five Bedroom Detached Family Home situated within an exclusive private cul-de-sac position in the popular Village of Saxilby. The extensive and immaculate accommodation comprises of a large and welcoming Reception Entrance Hall, Downstairs Cloakroom/WC, Lounge, Study, Dining Room, Family Room, Fitted Breakfast/Kitchen, Utility Room, First Floor Galleried Landing, Five Double Bedrooms, En-suite Shower Room to the Master Bedroom and a Family Bathroom with a four piece suite. Viewing of this property is highly recommended to appreciate the accommodation available.







#### **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.





## ACCOMMODATION

### ENTRANCE HALL

A spectacular entrance hall with staircase to the first floor, spotlights and radiator.

### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit, tiled splashbacks and spotlights.

### LOUNGE

18' 1" x 11' 11" (5.52m x 3.65m) With wall hung electric fire, wood effect flooring, radiator, double glazed bay window to the front aspect and spotlights.



### STUDY

12' 0" x 10' 5" (3.66m x 3.20m) With double glazed bay window to the front aspect, radiator and spotlights.

### FAMILY ROOM

11' 4" x 12' 0" (3.45m x 3.66m) With double glazed window to the rear aspect, radiator and tiled flooring.

### DINING ROOM

11' 5" x 9' 4" (3.50m x 2.86m) With double glazed French doors to the rear garden, radiator, tiled flooring and spotlights.



### KITCHEN/BREAKFAST ROOM

11' 11" x 11' 3" (3.64m x 3.44m) Fitted with a modern range of base units with work surfaces over, undermount Belfast sink with mixer tap over, spaces for Range cooker and dishwasher, breakfast bar, radiator, tiled flooring and splashbacks, double glazed window to the rear aspect, spotlights and kickboard lighting.

### UTILITY ROOM

6' 11" x 7' 10" (2.11m x 2.39m) Fitted with a complimenting range of wall and base units with work surfaces over, spaces for American fridge freezer, washing machine and tumble dryer, tiled flooring and splashbacks, spotlights, radiator and door to the garden.



### FIRST FLOOR LANDING

With airing cupboard, double glazed window to the front aspect, spotlights and radiator.

### BEDROOM 1

19' 5 (max)" x 12' 0 (max)" (5.92m x 3.66m) With a range of fitted wardrobes, double glazed window to the rear aspect, laminate flooring and radiator.





#### EN-SUITE SHOWER ROOM

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

#### BEDROOM 2

12' 6" x 12' 0" (3.82 m x 3.67m) With double glazed window to the rear aspect, laminate flooring and radiator.

#### BEDROOM 3

11' 11" x 9' 9" (3.65m x 2.99m) With fitted wardrobes, double glazed window to the front aspect, laminate flooring and radiator.



#### BEDROOM 4

12' 1" x 9' 11" (3.70m x 3.04m) With double glazed window to the front aspect, laminate flooring and radiator.

#### BEDROOM 5

11' 5" x 9' 5" (3.49m x 2.88m) With fitted wardrobes, double glazed window to the rear aspect, laminate flooring and radiator.



#### BATHROOM

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

#### OUTSIDE

The property sits in an exclusive cul-de-sac of just five properties in a tucked away position with a lawned front garden, a block paved driveway providing parking for multiple vehicles and access to the double garage. The garage has an up and over door to the front, side personnel door, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating area and a further landscaped gravelled area with shed to the side.







**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)

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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 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.

Coverings 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.

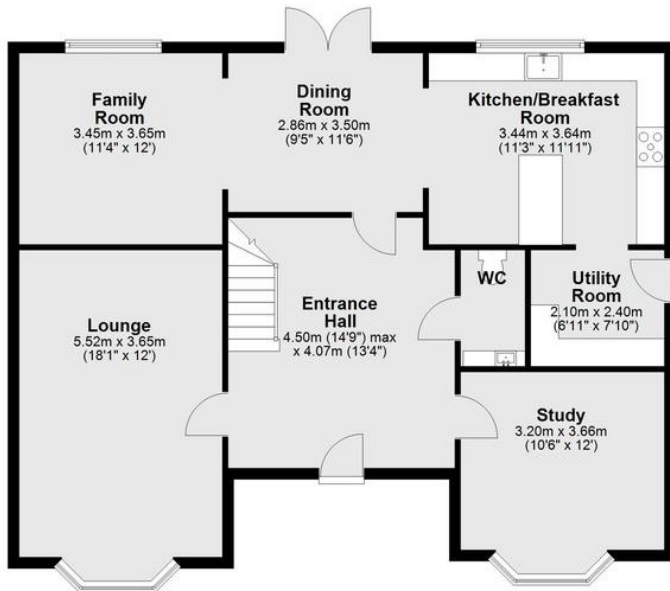
**GETTING A MORTGAGE**  
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

- 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 Mundy has any authority to make or give representation or warranty whatever in relation to this property.
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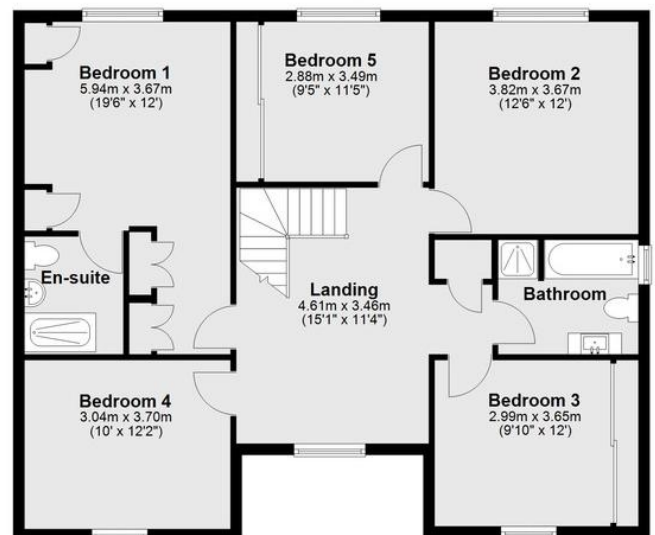




**Ground Floor**  
Approx. 96.2 sq. metres (1035.0 sq. feet)



**First Floor**  
Approx. 94.1 sq. metres (1013.1 sq. feet)



Total area: approx. 190.3 sq. metres (2048.1 sq. feet)

**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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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