



**47 Sykes Lane, Saxilby,  
Lincoln, LN1 2NS**



**Book a Viewing!**

**£369,500**

Situated on a non-estate corner plot position, a spacious four bedroom detached house, fully refurbished to the highest of standards. The immaculate internal accommodation comprises of entrance hall, cloakroom, lounge, high specification kitchen/diner with integrated appliances, utility room, conservatory, ground floor bedroom with en-suite shower room and a first floor landing leading to three bedrooms, master with en-suite shower room and a newly fitted family bathroom. Outside the property has a block paved and gravelled driveway providing ample off street parking, gravelled front garden and an enclosed rear garden. The property has undergone a comprehensive program of renovations to an extremely high standard, including full rewire, re-plaster, newly fitted Worcester Bosch central heating boiler and solar panels providing a generous return. Viewing of this stylish and modern property is highly recommended. No Onward Chain.





#### **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.



## ACCOMMODATION

### HALL

With staircase to the first floor, oak flooring and radiator.

### CLOAKROOM

4' 10" x 3' 8" (1.48m x 1.12m) With double glazed window to the front aspect, radiator and tiled flooring.

### LOUNGE

17' 8" x 15' 8" (5.40m x 4.78m) With double glazed window to the front aspect and two tall radiators.



### KITCHEN/DINER

21' 0" x 11' 10" (6.41m x 3.63m) Newly fitted with a high specification range of wall and base units with solid oak work surfaces over, 1½ sink with side drainer and mixer tap over, eye level electric oven and grill, induction hob with extractor fan over, integrated dishwasher, fridge freezer and wine fridge, complimenting central Island with breakfast bar, under stairs storage cupboard, wood effect flooring, tall radiator, double glazed window to the rear aspect and double glazed sliding patio doors to the conservatory.



### CONSERVATORY

8' 7" x 6' 10" (2.63m x 2.09m) With double glazed French doors to the rear garden and wood effect flooring.

### UTILITY ROOM

With spaces for a washing machine and tumble dryer, base unit with solid oak worktop over, sink with mixer tap, wall mounted Worcester Bosch gas fired central heating boiler, wood effect flooring, radiator, double glazed window to the rear aspect and door to the garden.



### BEDROOM 4

13' 4" x 7' 10" (4.08m x 2.41m) With double glazed window to the front aspect and radiator.

### EN-SUITE SHOWER ROOM

Newly fitted with a stylish three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit with storage beneath and close coupled WC, towel radiator, tiled flooring and splashbacks and double glazed window to the side aspect.



#### FIRST FLOOR LANDING

With double glazed window to the side aspect.

#### BEDROOM 1

12' 1" x 11' 1" (3.69m x 3.40m) With double glazed window to the front aspect, a range of fitted wardrobes and radiator.

#### EN-SUITE SHOWER ROOM

Fitted with a two piece suite comprising of shower cubicle and wash hand basin on a vanity stand with storage beneath, wood effect flooring, tiled splashbacks and spotlights.



#### BEDROOM 2

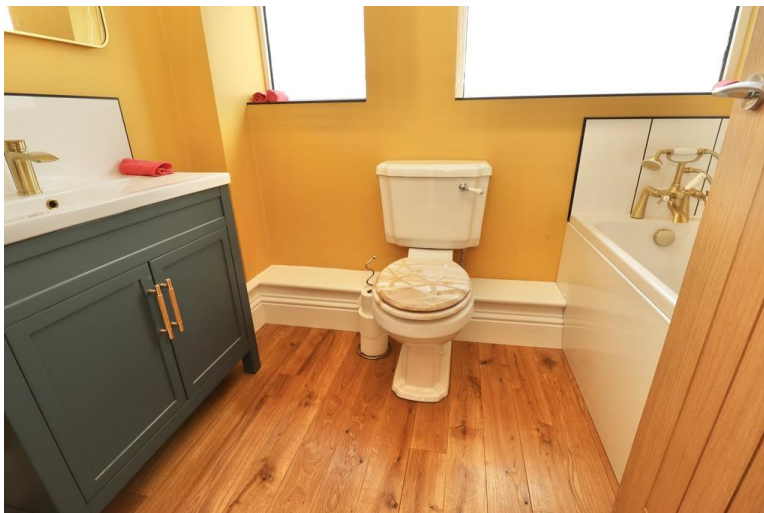
16' 6 (max)" x 9' 9" (5.03m x 2.99m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 3

8' 7" x 8' 0" (2.64m x 2.45m) With double glazed window to the front aspect and radiator.

#### BATHROOM

Newly fitted with a stylish three piece suite comprising of panelled bath with shower attachment, wash hand basin in a vanity style unit with storage beneath and close coupled WC, towel radiator, wood effect flooring, tiled splashbacks and double glazed window to the rear aspect.



#### OUTSIDE

To the front there is a block paved and gravelled driveway providing off street parking for multiple vehicles and a further gravelled front garden. To the rear of the property there is a private and enclosed garden laid mainly to lawn with patio seating area, flowerbeds and sheds.





#### WEB SITE

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

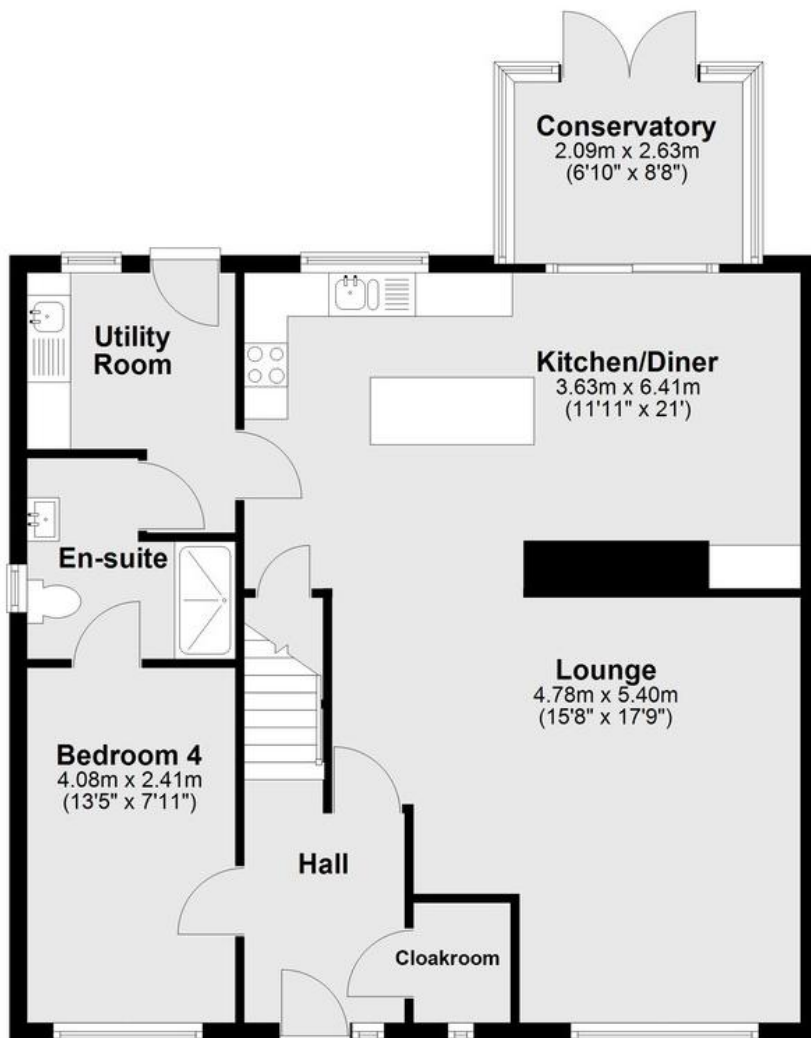
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

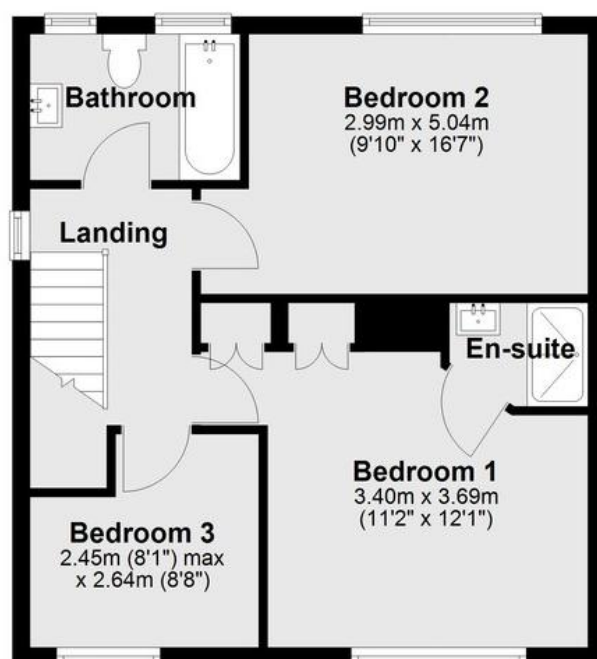
## Ground Floor

Approx. 81.7 sq. metres (879.0 sq. feet)



## First Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



Total area: approx. 128.7 sq. metres (1385.0 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 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.

[www.mundys.net](http://www.mundys.net)