



## 1 The Sidings

Saxilby, Lincoln, LN1 2PX



Book a Viewing!

**£190,000**

A well-presented two bedroom semi-detached house situated on a corner plot within a short walk of Saxilby village centre. The property is close to a wide range of local amenities and has access to Saxilby Railway Station with direct links to Lincoln, Gainsborough, Retford and Sheffield. Internally the property has been improved by the current owner and offers living accommodation comprising of Entrance Porch, Lounge, Kitchen Diner and First Floor Landing leading to two Bedrooms and Bathroom. Outside there is a driveway providing off-road parking and giving access to the attached Single Garage. There are two areas of private gardens to the rear and side of the property. The property has recently had a programme of improvements including replacement Kommerling UPVC windows (with 10 year warranty), Karndean flooring (6 years remaining warranty) and replacement Worcester boiler in 2019. The property is being sold with No Chain and viewing is highly recommended.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — TBC.

**COUNCIL TAX BAND** — A.

**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

### LOUNGE

14' 4" x 12' 10" (4.39m x 3.92m) With double glazed window to the front aspect, staircase to the First Floor, understairs storage cupboard, Bio-ethanol fire set within a feature fireplace, Karndean flooring and designer radiator with nickel thermostat.

### KITCHEN/DINER

14' 5" x 8' 11" (4.40m x 2.72m) Fitted with a range of Shaker wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, spaces for a fridge freezer, washing machine and cooker (appliances available by separate negotiation), wall-mounted gas-fired Worcester central heating boiler (replaced 2019), tiled flooring, tiled splashbacks, radiator, double glazed window to the rear aspect and double glazed French doors to the rear garden.

### FIRST FLOOR LANDING

With airing cupboard.

### BEDROOM 1

11' 0" x 10' 7" (3.36m x 3.24m) With double glazed window to the front aspect, overstairs storage cupboard, built-in wardrobes, Karndean flooring and designer radiator with nickel thermostat.

### BEDROOM 2

8' 11" x 8' 1" (2.72m x 2.48m) With double glazed window to the rear aspect, built-in shelving unit, Karndean flooring and designer radiator with nickel thermostat.

### BATHROOM

5' 10" x 5' 7" (1.80m x 1.72m) Fitted with a three piece suite comprising of panelled bath with electric shower over, close coupled WC and wash hand basin in a vanity-style unit, tiled walls, tiled flooring, chrome towel radiator and double glazed window to the rear aspect.

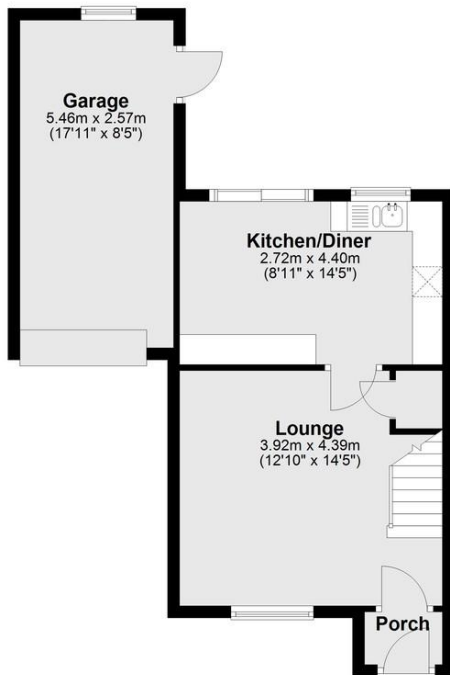
### OUTSIDE

To the front of the property there is a decorative gravelled area with a range of shrubs and a driveway to the side providing off-road parking and giving access to the attached Single Garage. The garage has up and over door to the front aspect, side personnel door, lighting and power. To the rear of the property there is an enclosed rear garden which is paved with flowerbeds. There is a path leading to the side of the property with a further enclosed private patio seating area with flowerbeds and a range of plants, shrubs and trees.



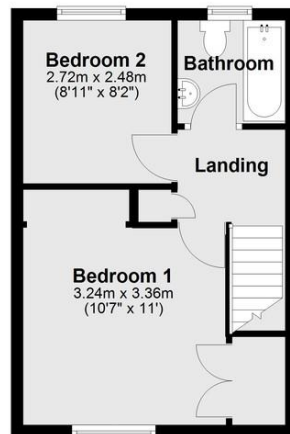
### Ground Floor

Approx. 45.2 sq. metres (486.2 sq. feet)



### First Floor

Approx. 32.5 sq. metres (349.7 sq. feet)



Total area: approx. 77.7 sq. metres (835.8 sq. feet)

#### 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 Callum 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

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.
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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 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.

