



56 Field Avenue
Saxilby, Lincoln, LN1 2SR



Book a Viewing!

£345,000

A four-bedroom detached home positioned on a generous corner plot, located in the popular and well-served village of Saxilby. The property enjoys an open outlook to the front over a communal green space and offers spacious, flexible accommodation throughout. Internally, the layout comprises: Entrance Hall, Cloakroom/WC, triple-aspect Lounge, Kitchen Diner, Four Double Bedrooms, En-suite to Master and a Family Bathroom. Outside, there is a lawned front garden, driveway, garage, and enclosed rear garden with patio and lawn. Saxilby offers a range of amenities including shops, school, train station, and excellent access to Lincoln and the A57. The property is being sold with no onward chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – D.

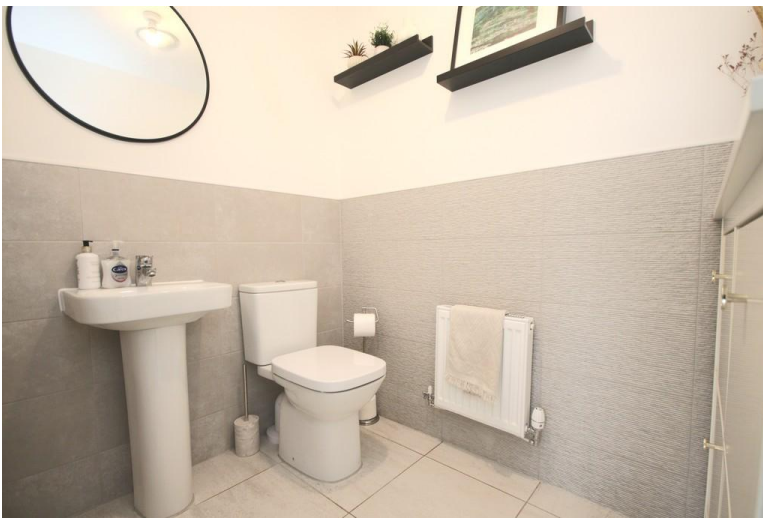
LOCAL AUTHORITY - West Lindsey District Council.

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

Accessed via a uPVC double-glazed front door with frosted side panel and includes a tiled floor, radiator, small storage cupboard housing the electric fuse board and stairs to the first floor.

LOUNGE

14' 6" x 13' 3" (4.44m x 4.04m) A spacious and naturally bright dual-aspect room with windows to both sides and a bay window overlooking the green to the front, features include two radiators and neutral décor.

KITCHEN/DINER

6' 6" x 21' 4" (2m x 6.51m) Fitted with granite worktops, a range of cupboards, integrated appliances including fridge-freezer, electric oven and grill, gas hob with extractor over and dishwasher, stainless steel sink with mixer tap, cupboard housing the boiler, a tiled floor throughout, French doors and a separate uPVC window overlook the rear garden. Also includes an understairs storage cupboard and space for dining.

WC

Fitted with a WC and pedestal basin, tiled splashback, extractor fan, radiator and additional storage cupboard.

FIRST FLOOR LANDING

Includes access to the loft, a large airing cupboard and uPVC window to the side aspect.



BEDROOM 1

14' 9" x 13' 4" (4.52m x 4.07m) A generous double bedroom with dual-aspect uPVC windows to the front and side, fitted sliding-door wardrobes offer excellent storage and door to:

EN-SUITE

Comprising of a large shower tray with mains-fed shower, WC, pedestal basin, shaver point, extractor fan, uPVC window to the side, tiled splashbacks and lino flooring complete the finish.



BEDROOM 2

10' 8" x 6' 6" (3.26m x 2m) A well-proportioned double bedroom with uPVC window to the front aspect and radiator.

BEDROOM 3

9' 4" x 13' 5" (2.85m x 4.11m) A double bedroom with uPVC window overlooking the rear garden and radiator.

BEDROOM 4

9' 3" x 10' 6" (2.84m x 3.22m) Also a double bedroom, with uPVC window to the rear and radiator.

BATHROOM

6' 10" x 8' 10" (2.09m x 2.7m) Comprising of a three-piece suite with panelled bath and electric shower over, pedestal basin, WC, tiled wall splashbacks, extractor fan, radiator and uPVC window to the rear.





OUTSIDE

To the rear is a good-sized enclosed garden with a large paved patio, lawned area, mature borders, and a handy bin storage area. A brick wall runs alongside half of the garden, offering enhanced privacy and security. A side gate provides secure access to the front. To the front is an additional lawn and path leading to the house.

GARAGE

20' 5" x 9' 10" (6.23m x 3m) A detached single garage with up-and-over door, rear personnel door to the garden, and driveway parking in front.

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

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 - HOW WE MAY REFER YOU TO

Mr. & Mrs. Ringrose, Ringrose Law LLP, Burton and Co., Bridge & Co., Bird & 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.

CWHL Water 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.

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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.

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An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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 are for the vendors (Lessors) for whom they act as Agents given to the best of their knowledge.

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 whatsoever 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.

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Ground Floor



First Floor



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