



2 Vasey Close, Saxilby,
Lincoln, LN1 2WG



Book a Viewing!

£375,000

A spacious and well-presented four bedroom detached family home, quietly positioned within a cul-de-sac in the sought after and well-connected village of Saxilby. The accommodation briefly comprises of an inviting entrance hall, lounge with bay window, separate dining room, conservatory, stylish kitchen diner, utility room, cloakroom/WC and stairs rising to the first floor landing leading to four generously proportioned bedrooms, including a master with bay window, fitted wardrobes and an en-suite shower room and a modern family bathroom. Outside, the property enjoys a block paved driveway providing ample off street parking, a double garage and attractive gardens to both the front and rear. Viewing is highly recommended to fully appreciate the space and quality on offer. No Onward Chain.



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SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

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

HALL

With staircase to the first floor, under stairs storage cupboard, radiator and laminate flooring.

LOUNGE

17' 6" x 12' 1" (5.35m x 3.70m) With double glazed bay window to the front aspect, gas fire set within a feature fireplace and two radiators.

DINING ROOM

12' 4" x 10' 4" (3.77m x 3.17m) With double glazed sliding patio doors to the conservatory and radiator.



CONSERVATORY

12' 7" x 8' 9" (3.85m x 2.69m) With double glazed French doors to the rear garden, ceiling fan and laminate flooring.

KITCHEN/DINER

18' 3" x 12' 3" (5.57m x 3.74m) Fitted with a modern range of wall and base units with work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, gas hob with extractor fan, integrated fridge, space for dishwasher, tiled splashbacks and flooring, spotlights, two double glazed windows to the rear aspect and radiator.

UTILITY ROOM

Fitted with base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, tiled splashbacks and flooring, radiator, personnel door to the garage and door to the rear garden.



CLOAKROOM/WC

Fitted with close coupled WC, wash hand basin in a vanity style unit, tiled walls and flooring, radiator and double glazed window to the rear aspect.

FIRST FLOOR LANDING

With airing cupboard.

BEDROOM 1

16' 5 (max)" x 16' 0 (max)" (5m x 4.88m) With two double fitted wardrobes, double glazed bay window to the front aspect and radiator.



EN-SUITE

7' 3" x 6' 7" (2.23m x 2.03m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit with storage beneath, mirror fronted medicine cabinet, chrome towel radiator, shaver point and double glazed window to the front aspect.



BEDROOM 2

13' 6" x 12' 2" (4.14m x 3.72m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

14' 3 (max)" x 9' 6 (max)" (4.34m x 2.9m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

12' 9" x 9' 1" (3.89m x 2.77m) With double glazed window to the front aspect and radiator.

BATHROOM

8' 9" x 6' 10" (2.67m x 2.10m) Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and wash hand basin in a vanity style unit, tiled walls and flooring, shaver point, radiator and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a lawned garden with inset shrubs and a block paved driveway providing off street parking for multiple vehicles and access to the double garage. To the rear there is an enclosed garden laid mainly to lawn with decked seating area.

DOUBLE GARAGE

17' 10" x 16' 9" (5.45m x 5.11m) With twin electric roller doors to the front, personnel door to the utility room, wall mounted gas central heating boiler, light and power.

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 mun dys.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 Gilsen 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 are 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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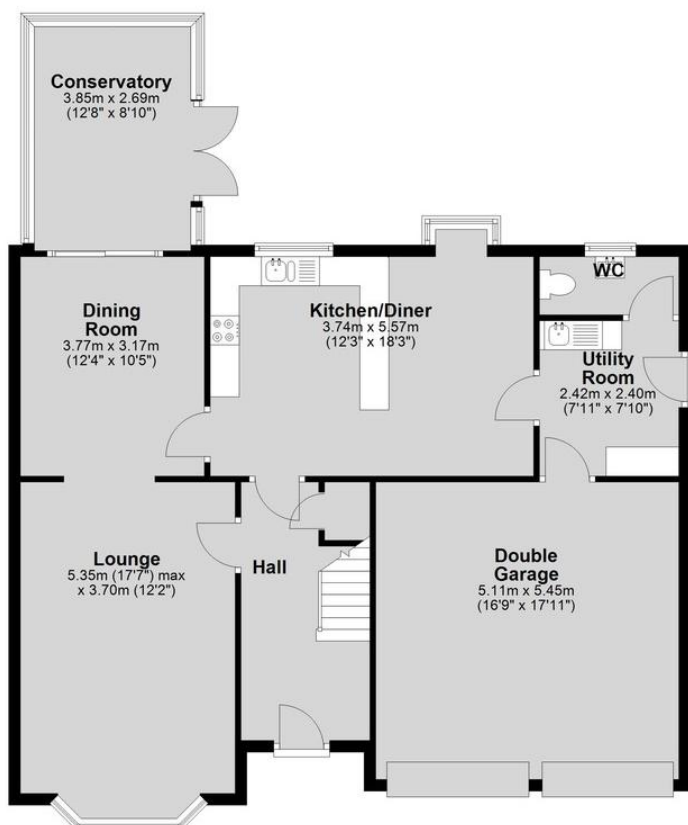






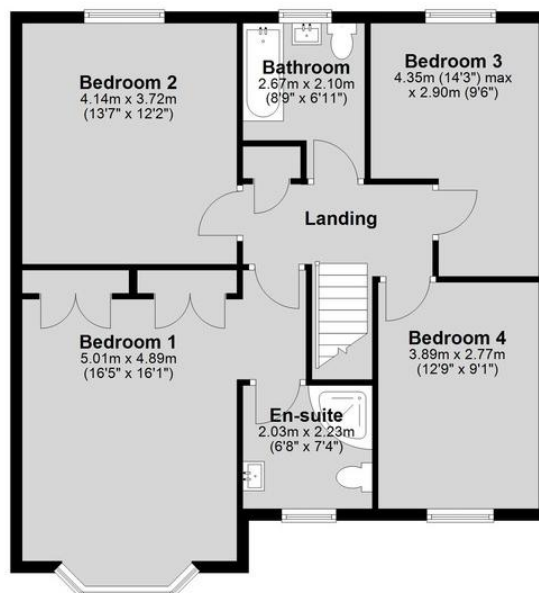
Ground Floor

Approx. 112.7 sq. metres (1213.2 sq. feet)



First Floor

Approx. 77.8 sq. metres (837.0 sq. feet)



Total area: approx. 190.5 sq. metres (2050.2 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 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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