



**19 Canal Court, Saxilby,  
Lincoln, LN1 2GT**



Book a Viewing!

**£232,000**

A spacious and exceptionally well-presented three bedroom, three storey townhouse, pleasantly positioned within the popular village of Saxilby. This modern home offers flexible and well balanced accommodation including Open Plan Living, two En-suite Shower Rooms and allocated parking for two vehicles. Finished to a high standard throughout, the property is ideally suited to families, professionals or investors seeking a contemporary home within close reach of local amenities, transport links and Lincoln city centre. The accommodation comprises of an Entrance Hall, WC, Open Plan Lounge Diner and Kitchen, two well proportioned double Bedrooms to the first floor, one benefiting from an En-suite and a family Bathroom and an impressive second-floor main Bedroom with its own En-suite.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – B.

**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.





#### ENTRANCE HALL

A welcoming entrance space featuring attractive LVT wood effect flooring with decorative tiling detail, stairs rise to the first floor landing, a radiator and access to the ground floor WC.

#### WC

A convenient cloakroom fitted with WC and wash hand basin set within a vanity unit, providing useful storage, extractor fan, towel radiator and continuation of the LVT wood effect flooring.



#### LOUNGE/DINER

14' 1" x 14' 5" (4.29m x 4.39m) A bright and stylish open plan living space with LVT wood flooring flowing throughout, UPVC French doors open directly onto the enclosed rear garden, while an additional UPVC window to the side aspect allows natural light to flood the room, understairs storage cupboard, an electric wall mounted fire, space for a family dining table and a striking bespoke feature wall. The room flows seamlessly through to the kitchen area, making it ideal for both everyday living and entertaining.

#### KITCHEN

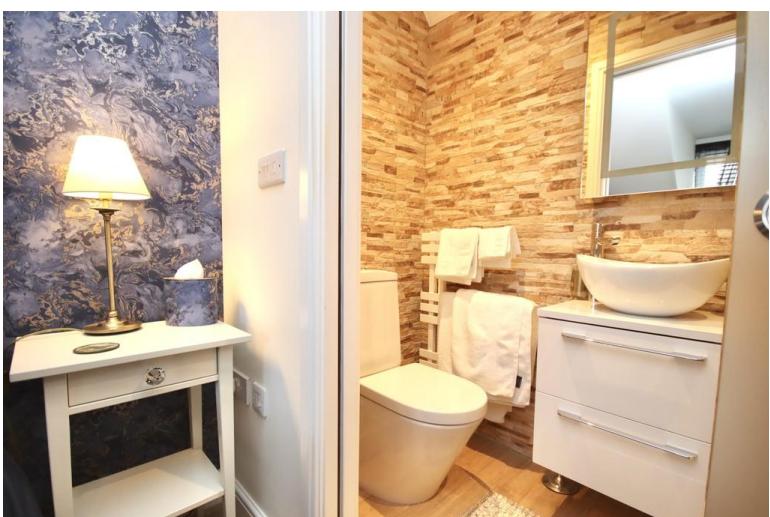
11' 6" max x 7' 4" (3.51m x 2.24m) Modern and well appointed, the kitchen is fitted with a range of cupboard units with laminate worktops, a UPVC bay window to the front aspect, gas hob with extractor over, electric oven, integrated dishwasher and a 1½ composite sink with drainer and mixer tap, spaces for a fridge freezer and washing machine, complemented by spotlights and LVT wood effect flooring.

#### FIRST FLOOR LANDING

With a radiator and access to two double bedrooms and the family bathroom.

#### BEDROOM 2

7' 8" x 14' 5" (2.34m x 4.39m) A spacious double bedroom with built-in cupboard storage spanning the full width of the room, radiator and window to the rear aspect. The room also benefits from direct access to its own en-suite.



#### EN-SUITE

Fitted with a generous shower cubicle with sliding door and mains shower, WC and wash hand basin, lino flooring, tiled wall splashbacks and a towel radiator.



#### BEDROOM 3

13' 9" max x 7' 9" (4.19m x 2.36m) A well proportioned double bedroom featuring built-in sliding door wardrobe storage, radiator and an attractive bay window to the front aspect, allowing plenty of natural light.



## BATHROOM

Fitted with a three piece suite comprising of bath with electric shower over, wash hand basin and WC, lino flooring, tiled wall splashbacks, towel radiator, extractor fan and a frosted UPVC window to the front aspect.



## SECOND FLOOR LANDING

Providing access to the main bedroom and useful eaves storage.

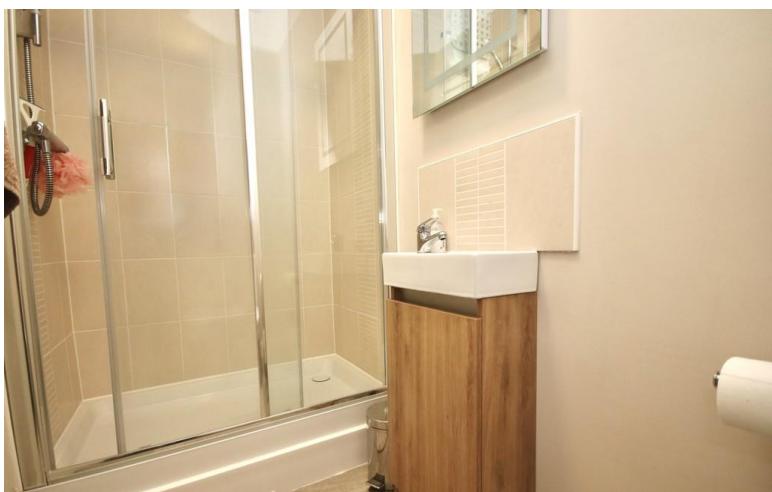
## BEDROOM 1

9' 9" x 14' 5" (max) (2.97m x 4.39m) An impressive main bedroom located on the top floor, featuring a dormer style window to the front aspect, radiator and direct access to a recently refurbished en-suite.



## EN-SUITE

Recently updated and finished to a high standard, the en-suite features tiled walls, LVT wood effect flooring and a larger than average shower tray with mains shower over, WC, wash hand basin with vanity storage, spotlights, extractor fan and accessed via a glass sliding door.



## OUTSIDE

The rear garden is fully enclosed and thoughtfully arranged, featuring a garden shed positioned at the far end, a raised decked area housing a veranda that provides an ideal spot to enjoy the sun, and an additional slatted patio area directly accessed via the French doors from the lounge/diner, creating a seamless connection between indoor and outdoor living. The remainder of the garden is mainly laid to lawn, creating a manageable and private outdoor space. To the front of the property there is allocated parking for two vehicles directly outside. A side gate provides convenient access to the rear garden.

### WEBSITE

Our detailed web site 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, Ringos Law LLP, Burton & Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they 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 them 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.

### 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 Spevay 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 roughly checked.

### GENERAL

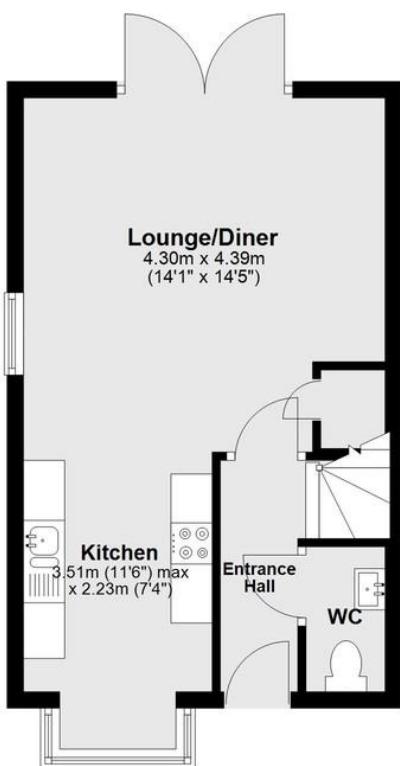
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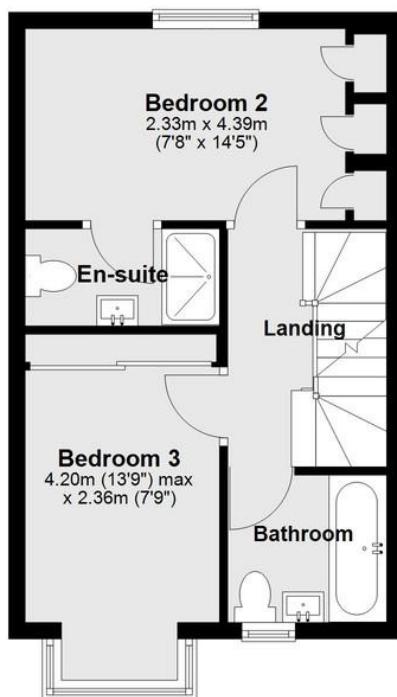
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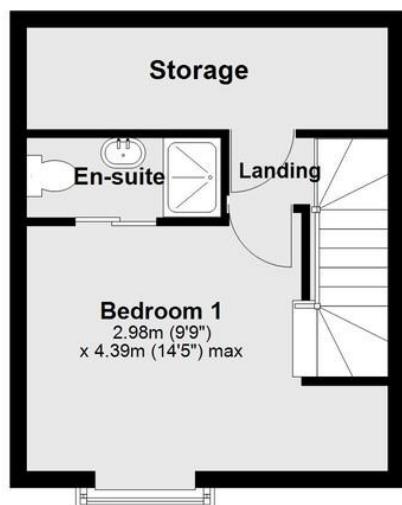
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 87.8 sq. metres (944.7 sq. feet)

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

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

**22 King Street**  
Southwell  
NG26 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

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