



**90 Field Avenue**  
Saxilby, Lincoln, LN1 2SR



Book a Viewing!

**£235,000**

An immaculately presented modern Three Bedroom Semi Detached Home, pleasantly positioned at the end of a quiet cul-de-sac within this sought after contemporary development in the popular village of Saxilby. The property offers beautifully maintained accommodation comprising of a welcoming Entrance Hall, spacious Lounge, Cloakroom/WC and a stylish fitted Kitchen with integrated appliances. To the First Floor is a Landing leading to Three well proportioned Bedrooms, the principal Bedroom benefiting from an En-suite Shower Room, along with a modern Family Bathroom. Externally, the property features a driveway to the front providing off street parking and an enclosed rear garden ideal for outdoor entertaining. Early viewing is highly recommended to fully appreciate the quality and location on offer.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — B.

**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.



## ACCOMMODATION

### HALL

With staircase to the first floor, meter cupboard, radiator and spotlights.

### LOUNGE

13' 10" x 12' 1" (4.23m x 3.69m) With electric fire set within a feature fireplace, double glazed window to the front aspect, laminate flooring and radiator.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, laminate flooring and radiator.



### KITCHEN/DINER

15' 5" x 9' 4" (4.71m x 2.86m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap, integrated fridge freezer, dishwasher and washer dryer, eye level electric oven, electric hob with extractor fan, large under stairs storage cupboard, spotlights, laminate flooring, radiator, double glazed window to the rear aspect and French doors to the garden.

### FIRST FLOOR LANDING

With radiator and loft access point.

### BEDROOM 1

11' 2" (max) x 12' 1" (max) (3.4m x 3.68m) With double glazed window to the front aspect, double fitted wardrobe and radiator.



### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, chrome towel radiator, spotlights, tiled splashbacks and flooring and double glazed window to the front aspect.

### BEDROOM 2

10' 9" x 8' 7" (3.29m x 2.64m) With double glazed window to the rear aspect and radiator.



### BEDROOM 3

10' 9" (max) x 6' 7" (3.28m x 2.02m) With double glazed window to the rear aspect and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower and glass shower screen, close coupled WC and pedestal wash hand basin, chrome towel radiator, spotlights, tiled splashbacks and flooring.





## OUTSIDE

To the front of the property there is a tarmac driveway providing off street parking for multiple vehicles. To the rear there is an enclosed garden laid mainly to lawn with patio seating area and garden shed.

### 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 & Co, Taylor Rose, 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 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.

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 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

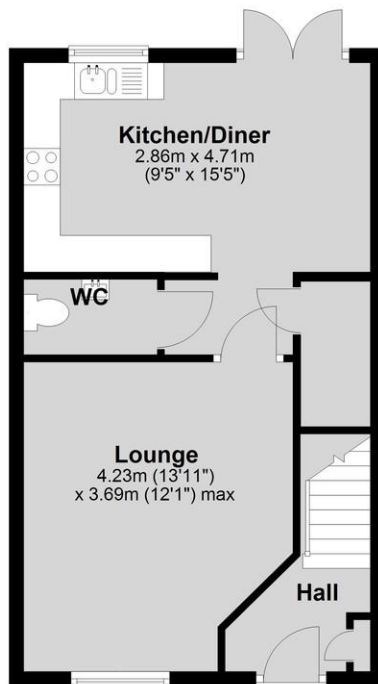
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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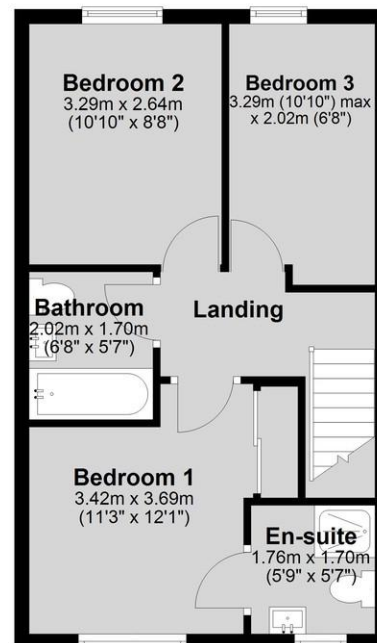
## Ground Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



## First Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



Total area: approx. 78.9 sq. metres (849.0 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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.



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