



15a Church Lane

Saxilby, Lincoln, LN1 2PE

£359,950

A sizeable four bedroomed detached bungalow situated in a non-estate position with the popular village of Saxilby, which lies West of the City of Lincoln. Internally the property offers vast living accommodation and is well presented throughout. The accommodation briefly comprises of Entrance Porch, Hallway, Kitchen, Dining Area, Utility Room, Lounge, Bedroom 1 with En-Suite Shower Room, three further Bedrooms and Family Bathroom. Outside there is a block paved driveway providing ample off road parking and giving access to the attached Double Garage. There is a patio seating area to the rear and a generous lawned garden to the side. Viewing of the property is essential to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Upon entering the village of Saxilby on the A57, turn right on to Mill Lane. Continue along Mill Lane and turn left on Church Road and then right on to Church Lane where the property can be located down a private road on the right hand side.

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 PORCH

With uPVC double glazed door to front elevation, tiled floor and door to the Hallway.



HALLWAY

With laminate flooring, radiator, access to roof void, spotlighting and doors leading to the Kitchen Diner, four Bedrooms and Bathroom.

KITCHEN / DINER

KITCHEN AREA

16' 6" x 9' 11" (5.03m x 3.02m) With uPVC double glazed window to front elevation, laminate flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, 1 1/2 stainless steel sink unit and drainer, space for a Range cooker with extractor fan over, plumbing and space for a dishwasher, breakfast, spotlighting and opening to the Dining Area and Utility Room.



DINING AREA

11' 5" x 9' 10" (3.48m x 3m) With uPVC double glazed sliding doors to the rear elevation, laminate flooring, radiator, spotlighting and double doors to the Lounge.

UTILITY ROOM

11' 10" x 7' 11" (3.61m x 2.41m) With uPVC double glazed window to front elevation, laminate flooring, plumbing and space for a washing machine and tumble dryer with work surface above, gas fired central heating boiler and airing cupboard housing the hot water cylinder.

LOUNGE

28' 7" x 14' 8" (8.71m x 4.47m) With uPVC double glazed sliding doors to the front and side elevations, laminate flooring and two radiators.



BEDROOM 1

14' 6" x 11' 3" (4.42m x 3.43m) With uPVC double glazed window to rear elevation, fitted wardrobes, drawers and dressing table, radiator and door to the En-Suite Shower Room.

EN-SUITE

With tiled floor, fully tiled walls, suite to comprise of low level WC, two wash hand basins with cupboards below and walk-in shower cubicle, heated towel rail and extractor fan.

BEDROOM 2

11' 7" x 9' 11" (3.53m x 3.02m) With uPVC double glazed window to rear elevation and radiator.

BEDROOM 3

14' 3" x 11' 5" (4.34m x 3.48m) With uPVC double glazed window to rear elevation and radiator.

BEDROOM 4

13' 3" x 7' 6" (4.04m x 2.29m) With uPVC double glazed window to front elevation, built-in wardrobe and radiator.

BATHROOM

11' 10" x 9' 10" (3.61m x 3m) With uPVC double glazed window to front elevation, fully tiled walls, suite to comprise of low level WC, two wash hand basins with cupboard space below, walk-in shower cubicle and corner Jacuzzi bath, heated towel rail and extractor fan.





OUTSIDE

To the front of the property there is a block paved driveway providing ample off road parking and giving access to the attached Double Garage. To the rear of the property there is a patio seating area with decorative gravelled areas and garden shed. To the side of the property there is a block paved seating area and generous lawned garden.

GARAGE

29' 2" x 16' 11" (8.89m x 5.16m) With up and over door, power and lighting.

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

Move with Us and Sils and Betteridge who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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.

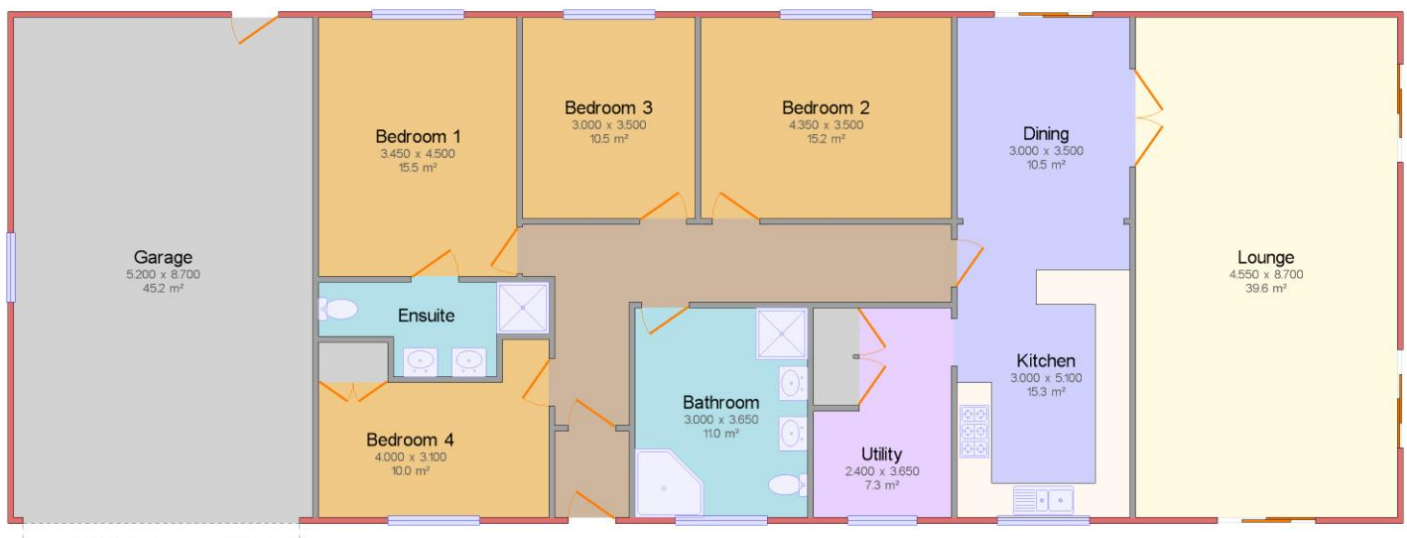
GENERAL

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 their own use and the vendors (Lessors) for whom they act as Agents given 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 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Floor Plan
Gross internal area: 209.4 m² (2254.4 ft²)



Drawings are for illustrative purposes only
Produced using Quick Sketch 3.17.2w

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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.

