



## 2, Fosdyke Paddock Saxilby, Lincoln, LN1 4AU

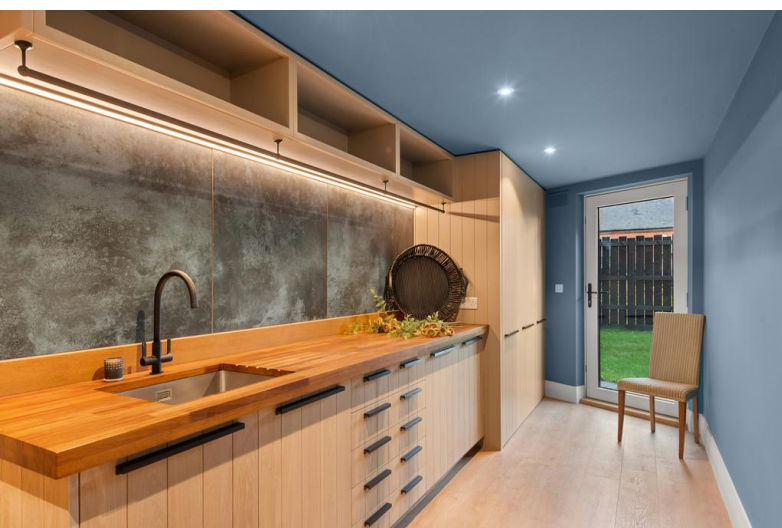


Book a Viewing!

**£4,000 PCM**

### **AWARD WINNING DESIGN, EXCEPTIONAL LIVING !**

This striking Four-Bedroom Eco Home blends high-spec finishes with smart, sustainable design. With Three Bathrooms, a Rooftop Balcony, generous Living spaces with unique architectural style, Fosdyke Paddock is a rare opportunity not to be missed.





#### SERVICES

Mains electricity, water and drainage. Underfloor Heating and Air Source Heat Pump.

**EPC RATING – B.**

**COUNCIL TAX BAND – E.**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENANCY LENGTH** - 12 month minimum/fixed term, unless negotiated otherwise

**VIEWINGS** - By prior appointment through Mundys.

#### LOCATION

Saxilby is a well-connected and thriving village just a short walk from the property, offering a wide range of everyday amenities. Local shops, cafés, takeaways, and essential services - including a GP practice, veterinary clinic, and hairdresser - are all easily accessible. The village is also home to two welcoming pubs, one of which offers dining, and benefits from regular bus links to Lincoln and nearby supermarkets. For those interested in leisure and fitness, the David Lloyd Tennis & Health club is only a five-minute drive away. The area is known for its low flood risk, with the nearby canal carefully managed as a controlled waterway, providing both reassurance and a pleasant local feature.







Families have access to a selection of well-regarded educational options. Saxilby Church of England Primary School and the Fleur de Lys Nursery both hold Good Ofsted ratings and are within a short distance. Burton Hathow, an independent preparatory school for children aged 2–11, is nearby and has been rated Excellent. For older students, there are several strong secondary options, including The Priory Academy LSST in Lincoln and the independent Lincoln Minster Schools, both recognised for their high standards.

**ACCOMMODATION** Purpose-built with sustainability and long-term living in mind, the property features distinctive curved architecture, clean modern lines, and an intelligent use of space throughout. Large windows and well-considered layout choices ensure that natural light flows easily through each room, creating a calm and functional living environment. The bespoke kitchen, crafted by Chiselwood, offers integrated storage, premium appliances, and a refined finish that reflects the quality seen throughout the home. This home offers more than aesthetics; it's a future-ready residence built with enduring materials, low energy demand, and a clear commitment to design that works for real life.

All Four Bedrooms are located on the Ground Floor, including a Principal Suite with a Private Dressing Room and En suite Bathroom. A Second Bedroom also benefits from its own En suite, while a well-appointed Family Bathroom is easily accessed from the generous Hallway. This then leads to a separate Utility Room for added convenience. Upstairs, the layout is designed for both comfort and flexibility. A spacious Open-Plan Lounge and Dining area connects seamlessly to the Kitchen, crafted to the highest standard. A Separate Snug provides a quiet retreat and opens out onto the Rooftop Balcony

**OUTSIDE** Outdoor space is generous, with a landscaped wrap-around garden and a substantial roof terrace offering open views - ideal for both quiet moments and social gatherings. An oversized garage adds further practicality.

**ECO BENEFITS** The property benefits from mains electricity and water. For heating, hot water, and heated towel rails, a Mitsubishi air source heat pump is in place.

**RENT AND DEPOSIT** The asking Rent for the property is £4000 per calendar month and the Tenancy Deposit is £4615 (equal to 5 weeks' rent).

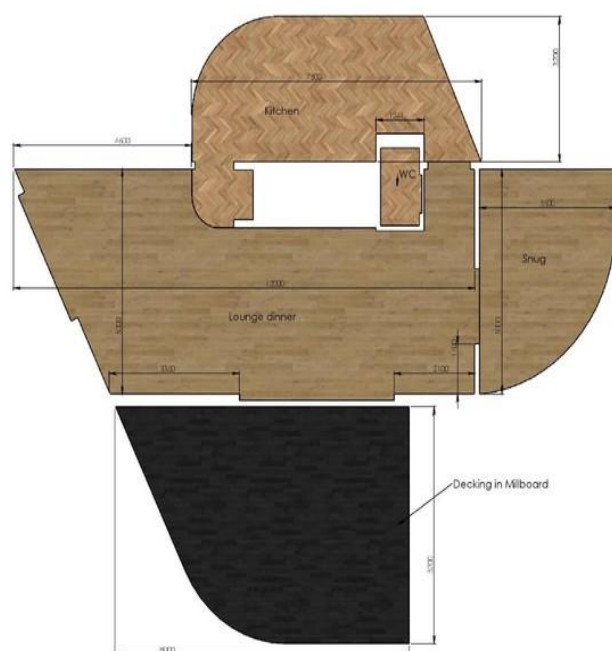
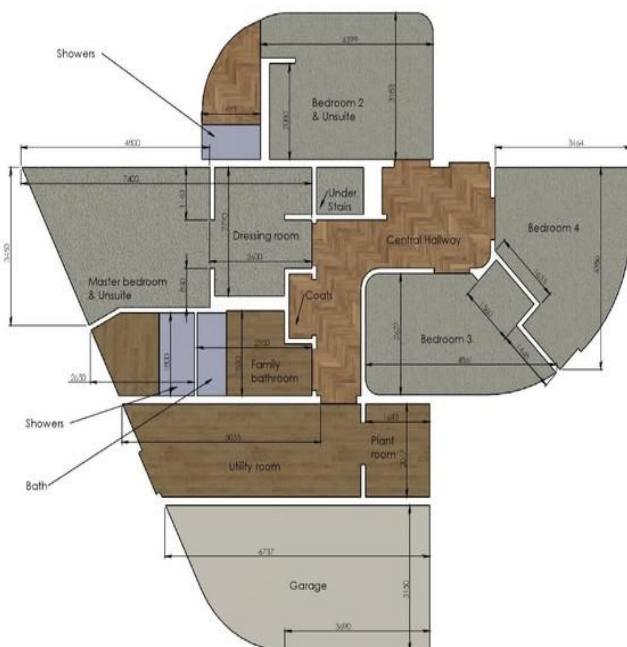
The Holding Deposit for this property is £920

**TENANCY TERM** The Landlord's preference is to let the property with a 12 month minimum/fixed term, unless negotiated otherwise.

**ADDITIONAL FEES** There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>



- Eco Home - 4 Bedrooms
- Enclosed Roof Terrace
- Bespoke Chiselwood Kitchen
- Air Source Heat Pump, Underfloor Heating
- Landscaped wrap-around Garden
- Driveway & Garage to Front
- Mechanical Venting Heat Recovery system ensures clean air circulation
- Council Tax - E (West Lindsey District Council)
- EPC Rating B



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

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

