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2 Bridge Street, Saxilby LN1 2PZ



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When it comes to
property it must be


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Offers Over £250,000



DO NOT MISS OUT ON THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY IN THE DESIRABLE VILLAGE OF SAXILBY. *CLICK ON OUR INTERACTIVE VIRTUAL 360 TOUR*

Key Features

- Semi Detached Property
- Three Bedrooms
- Lounge & Dining Room
- Flexible Utility Space
- Well maintained rear garden
- Summer House and Outdoor Sauna
- EPC rating C
- Tenure: Freehold





We are delighted to offer for sale this superb three bedroom detached property in the popular village of Saxilby. Briefly comprising of Entrance hall, lounge, dining room, kitchen leading to large utility space, downstairs bathroom & three bedrooms to the first floor. Outside the property occupies a good size plot, with attractive gardens to the front and rear with ample driveway space and garage.

The property is fully double glazed and has a gas fired central heating system. Council Tax Band : A

Entrance Hall

1.24m x 0.91m (4.1ft x 3ft)

Lounge

4.45m x 3.44m (14.6ft x 11.3ft)

With feature fireplace, radiator and large bay window to the front aspect. Leading to dining room.

Dining Room

3.12m x 3.06m (10.2ft x 10ft)

2nd reception room with window and radiator to the rear aspect, storage cupboard, leading to bathroom and kitchen.

Bathroom

1.82m x 1.32m (6ft x 4.3ft)

Fully tiled, with panelled bath and shower and wash hand basin.

Kitchen

2.45m x 2.55m (8ft x 8.4ft)

With range of modern wall and base units with contrasting work surfaces, stainless steel sink unit, integrated oven, electric hob and extractor, tiled flooring and window to the side aspect.

Utility Space

2.64m x 2.37m (8.7ft x 7.8ft)

Useful utility space with space and plumbing for washing machine, radiator and double doors leading to garden patio area.

Cloakroom / WC

1.16m x 1.34m (3.8ft x 4.4ft)

With WC, wash hand basin and radiator.

Landing

0.87m x 0.98m (2.9ft x 3.2ft)

With access to loft space.

Bedroom 1

3.23m x 3.12m (10.6ft x 10.2ft)

With storage cupboard, radiator and window to the front aspect.

Bedroom 2

3.88m x 2.31m (12.7ft x 7.6ft)

With radiator and window to the rear aspect.

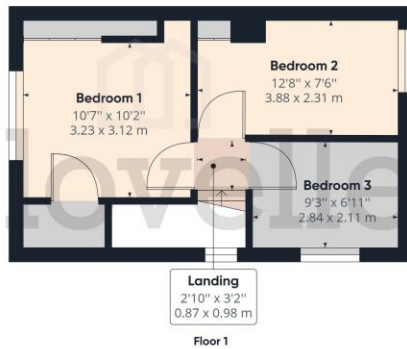
Bedroom 3

2.84m x 2.11m (9.3ft x 6.9ft)

With radiator and window to the side aspect.



Approximate total area⁽¹⁾
845.31 ft²
78.53 m²



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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