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10 The Sidings, Saxilby, LN1 2PX



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Asking Price: £175,000

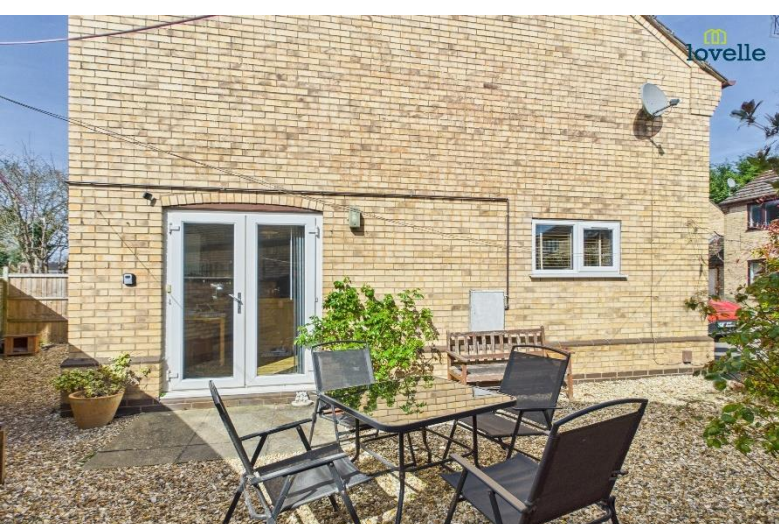


A fantastic two-bedroom semi-detached home in the heart of Saxilby, just steps from the train station with direct links to Lincoln. Ideal for first-time buyers or landlords, this well-kept property offers a spacious kitchen-diner, low-maintenance garden, and off-road parking. Walk to village shops, schools, and amenities with ease. Energy efficient and ready to move into - don't miss this one!

#### Key Features

- Modern semi-detached house
- Perfect 1st time buy home
- Ideal investment property
- Living room & kitchen-diner
- 2 double bedrooms
- Bathroom with shower & bath
- Enclosed garden & parking space
- Close to the train station
- EPC rating C
- Tenure: Freehold









## Introduction

Situated in the heart of the popular village of Saxilby, 10 The Sidings is a well-maintained semi-detached home offering a great opportunity for first-time buyers or buy-to-let investors. The property enjoys a convenient location just steps from the village train station, with regular direct services into Lincoln City Centre, making it ideal for commuters or those looking to stay well connected.

The accommodation comprises a small entrance porch leading into a welcoming living room, which flows through to a modern kitchen-diner at the rear—perfect for everyday dining and entertaining. Upstairs, there are two double bedrooms, and a modern bathroom fitted with a shower over the bath.

Outside, the home features an enclosed, low-maintenance rear garden mostly laid to gravel, providing a practical outdoor space that's easy to manage. There is also off-road parking available at the front of the property.

With an EPC rating of C and a council tax band A, this is an energy-efficient and affordable home to own or let. The property is just a short walk from a range of local amenities including shops, and schools, offering a fantastic lifestyle in a sought-after village setting. Whether you're taking your first step onto the property ladder or looking to expand your portfolio, 10 The Sidings is a smart and appealing choice.

## Accommodation

### Entrance Porch

0.69m x 1.3m (2'4" x 4'4")

With uPVC double glazed front entrance door.

### Living Room

4.42m x 3.9m (14'6" x 12'10")

Double glazed windows to front and side aspects, radiator, coving to ceiling, smoke alarm, laminate wood flooring, and stairs leading to first floor landing.

### Kitchen-Diner

4.39m x 2.73m (14'5" x 9'0")

Fitted base and wall units with contrasting roll edge work surfaces, space for cooker, single stainless steel sink unit, integrated fridge-freezer, space and plumbing for washing machine, wall mounted gas fired central heating boiler, tiled splash backs, laminate wood flooring, radiator, double glazed window to side aspect, and uPVC double glazed patio doors leading to the garden.

### Landing

1.83m x 1.5m (6'0" x 4'11")

Access to roof space, smoke alarm, and airing cupboard.

### Bedroom 1

3.96m x 3.45m (13'0" x 11'4")

Double glazed window to front aspect, radiator, and fitted over stairs storage cupboard.

### Bedroom 2

2.67m x 2.47m (8'10" x 8'1")

Double glazed window to rear aspect, and radiator.

### Bathroom

1.84m x 1.73m (6'0" x 5'8")

Fitted bathroom suite comprising, panelled bath with electric shower unit over, pedestal wash hand basin, and low-level WC. Full tiled walls, ceramic tiled flooring, radiator, and double-glazed window to rear aspect.

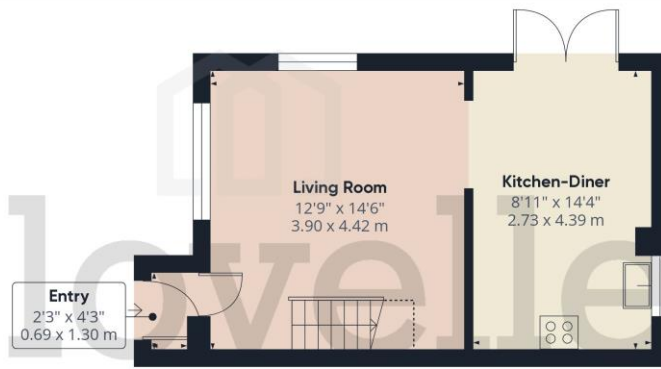
### Outside

#### Low Maintenance Garden

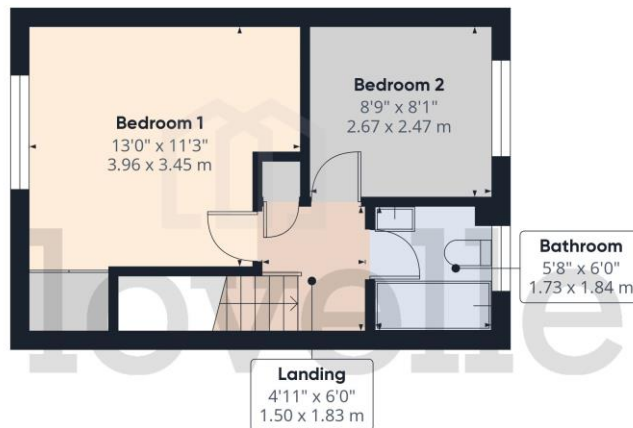
Designed with low maintenance in mind, making it perfect for those seeking a hassle-free outdoor space. Mainly laid to gravel, it offers plenty of room for outdoor seating, pots, or planters, while being easy to keep tidy year-round. The space enjoys a good degree of privacy and provides a practical area to relax or entertain.

#### Off road parking space

There is off road parking to the front of the property.



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

615.28 ft<sup>2</sup>  
57.16 m<sup>2</sup>

Reduced headroom

13.09 ft<sup>2</sup>  
1.22 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating

|   | Current | Potential               |
|---|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         | 88                      |
| (69-80) <b>C</b>                            | 71      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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