



Alexander Jacob

estate agents & company



West Bank
Saxilby

Price on Application

Property & Estates Consulting
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Delightful THREE DOUBLE BEDROOM Detached Bungalow

Property Overview

- ****POTENTIAL TO SELF FUND YOUR PURCHASE WITH THE GENERATED INCOME CURRENTLY ACHIEVED****
- Generous Private Driveway, Double Detached Garage & Detached Workshop
- Commodious Enclosed Rear Garden & Decked Entertaining Area
- Option to Purchase a Further Five Acres of Land Under Separate Negotiation



****POTENTIAL TO SELF FUND YOUR PURCHASE WITH THE GENERATED INCOME CURRENTLY ACHIEVED** INCLUDED IN THE SALE:** A private driveway gives access to a delightful THREE DOUBLE BEDROOM detached bungalow with wrap around gardens, a detached double garage, a three acre paddock to the rear of the plot, a three bay Dutch barn to the side of the plot, stable yard, workshop, 244 metres of mooring rights on the Foss Dyke Canal currently generating &#pound;24,000 per annum, and White House Farm Certified Camping Site, which is roughly one acre in size producing approximately &#pound;6000 annually ****OPTION TO PURCHASE A FURTHER FIVE ACRES OF LAND UNDER SPERATE NEGOTIATION****

A rare opportunity to purchase this delightful THREE BEDROOM detached bungalow, surrounded by magnificent countryside and beautifully situated on Foss Dyke Canal in Saxilby. The village offers an abundance of amenities, multiple eateries and pubs, village Post Office and Saxilby C of E Primary School, having most recently achieved a good Ofsted rating. The neighbouring city of Lincoln, accessed via excellent commuter links, boasts a further array of facilities. The well-appointed living accommodation briefly comprises of porch, entrance hall, lounge, kitchen diner, laundry room, bathroom, master bedroom complete with open plan en suite and two further double bedrooms, whilst benefitting from commodious front and rear gardens. Viewings are highly recommended to fully appreciate the extensive accommodation and income generating opportunity being offered for sale.

Saxilby is a large village providing stunning scenery across the countryside. Increasingly popular due to its excellent blend of practicality for commuting and rural tranquillity, Saxilby also enjoys some local facilities, such as Public House, Post Office and Saxilby Nature Project.

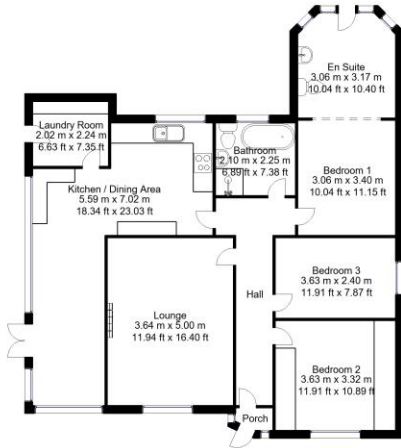
Just a brief drive brings you into the city of Lincoln, opening a much larger array of amenities, such as multiple eateries, bars, pubs, shops, entertainment facilities and supermarkets, alongside the ever popular High Street and Brayford Pool.



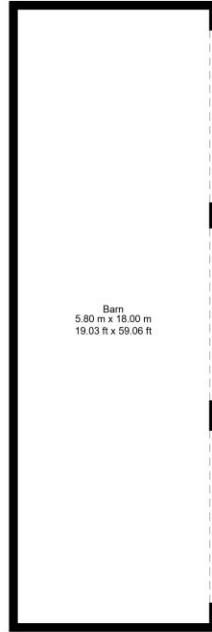
- Approximately Three Acre Paddock to Rear, Stable Yard & Three Bay Dutch Barn
- 224M of Mooring Rights Included on Foss Dyke Canal Currently Generating an Income of £24,000 Annually
- White House Farm Campsite Currently Achieving £6000 Per Annum
- Canal Side Location with Beautiful Countryside Views
- Council Tax Band: B EPC Rating: D



Ground Floor
109 Sq.m/1175.33 Sq.ft
Approx



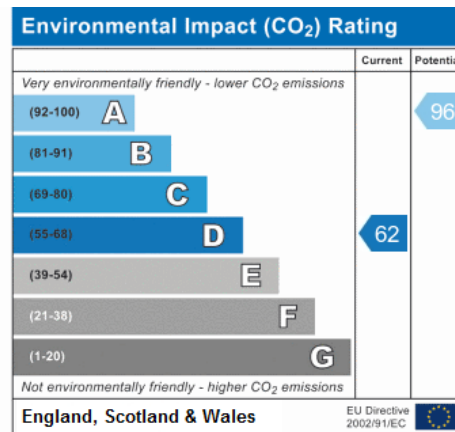
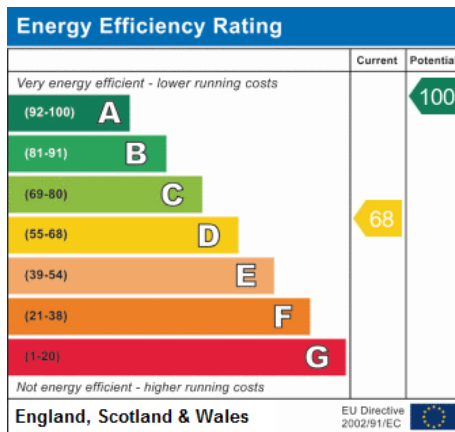
Outbuilding One
110 Sq.m/1180.63 Sq.ft
Approx



Outbuilding Two
39 Sq.m/418.43 Sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



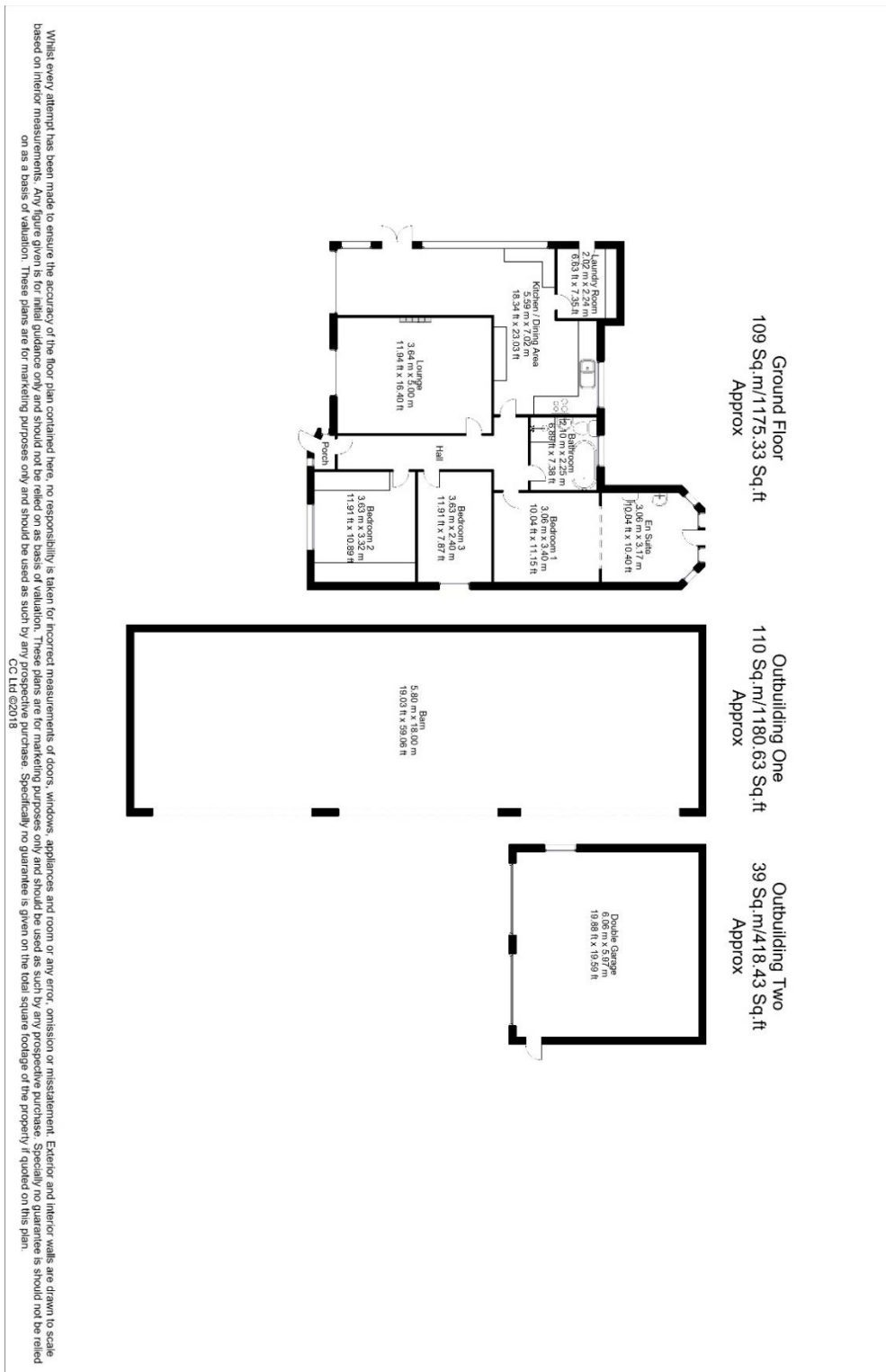
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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