



9 Manor Road
Saxilby, Lincoln

BROWN & CO JH Walter



9 Manor Road, Saxilby, Lincoln, LN1 2JF

A spacious detached bungalow requiring a scheme of refurbishment and occupying a generous plot within the popular village of Saxilby which benefits from a wide range of amenities.

The property comprises of an entrance hall, kitchen, large living room, dining room, conservatory, two bedrooms and a shower room.

Outside to the front is a driveway providing ample off street parking and to the rear is a large lawned garden with patio area. The property is sold with no onward chain.



ACCOMMODATION

Entrance Hall

Front entrance door, radiator.

Dining Room

Double glazed window to front, French doors leading to the conservatory, radiator.

Conservatory

Double glazed windows and entrance door to rear garden, radiator.

Kitchen

Double glazed window to rear, one and a half drainer sink, worktops, matching base and eye level storage units, spaces for washing machine, fridge freezer and oven, tiled splash backs, heated towel rail.

Living Room

Double glazed window to front, electric fire, radiator.

Inner Hall

Loft access.

Bedroom One

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Shower Room

Double glazed window to rear, WC, vanity wash basin, shower cubicle, radiator, airing cupboard housing boiler and hot water cylinder.

Outside

To the front is a garden and driveway. To the rear is a large lawned garden with patio area and two garden sheds.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band

MOBILE

We understand from the Ofcom website there is likely mobile coverage from EE, O2, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 220 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

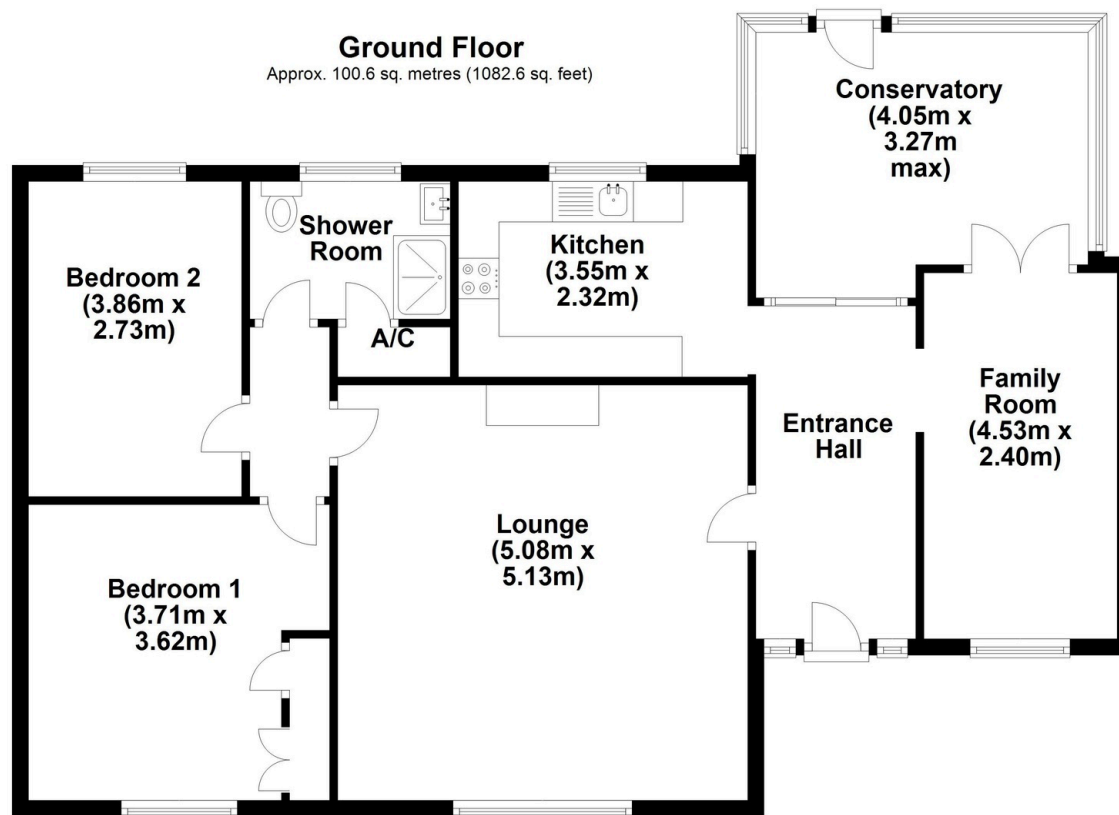
James Drabble

01522 504304

lincolncitycentre@brown-co.com







Total area: approx. 100.6 sq. metres (1082.6 sq. feet)

The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Energy performance certificate (EPC)

9 Manor Road Saxilby LINCOLN LN1 2HX	Energy rating D	Valid until: 18 October 2034
		Certificate number: 6834-6120-8409-0061-3292

Property type: Detached bungalow

Total floor area: 85 square metres

Rules on letting this property

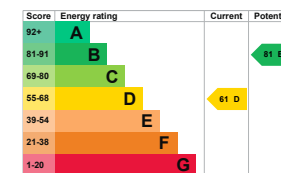
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&CoJHWalter

5 Oakwood Road | Lincoln | LN6 3LH

T 01522 504 304

E lincolncitycentre@brown-co.com

BROWN&CO JHWalter

Property and Business Consultants