



103 Mill Lane
Saxilby, Lincoln

BROWN & CO JH Walter



103 Mill Lane, Saxilby, Lincoln LN1 2HN

A beautifully presented detached bungalow which has been fully refurbished throughout by the current seller.

Situated in the popular and well served village of Saxilby, the property occupies a generous non-estate plot and enjoys stunning open-field views.

The property comprises of an entrance hall, living room, recently fitted kitchen and bathroom, three bedrooms, and a generous driveway with garage and car-port. The property also benefits from approved planning permission for a side extension to create a utility and WC.



ACCOMMODATION

Entrance Hall

Front entrance door, loft access, radiator.

Bedroom One

Double glazed bay window to front, fitted wardrobes, radiator.

Bedroom Two

Double glazed bay window to front, radiator.

Bedroom Three

Double glazed window to side, radiator.

Bathroom

Double glazed window to side, vanity wash basin and WC unit, bath with wall mounted shower unit over and glazed shower screen, heated towel rail, tiled flooring and walls, airing cupboard.

Living Room

Double glazed French doors leading to rear garden, gas fire with stone surround fitted in 2023, radiator.

Kitchen

Double glazed window to rear, entrance door to side, one and a half drainer sink, worktops, base and eye level storage units, integrated five ring gas hob with extractor over, integrated oven, fridge and dishwasher, space and plumbing for washing machine, pantry with shelving.

Outside

To the front is a lawned garden and driveway providing parking for several vehicles which leads to a covered car port area and garage with electric roll garage door.

To the rear is a generous lawned garden with stunning open-field views, decorative shrubs and borders, raised beds and a greenhouse.

Planning Permission

The property has been granted planning permission for a single storey side existing to turn the existing car port into a utility and WC. For more information please contact the selling agent.

Local Authority

West Lindsey District Council – 01427 676676

Agents Notes

The property has undergone extensive refurbishment since the current seller purchased the property. Work that has been done includes:

- The property was rewired in 2024
- New bathroom installed in 2023
- New kitchen installed in 2023
- New boiler installed in 2023 and it was serviced in 2024
- Gas fire installed in 2022 and serviced annually.
- New front, side and patio doors installed in 2023

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band C



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, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 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

202/25, 5:00 PM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

103 Mill Lane
Saxilby
LINCOLN
LN1 2JN

Energy rating

D

Valid until:

23 December 2031

Certificate number:

6639-4222-2109-0924-2226

Property type

Detached bungalow

Total floor area

86 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-and-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-and-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

Score

Energy rating

Current

Potential

92+

A

85 B

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

https://find-energy-certificate.service.gov.uk/energy-certificate/6639-4222-2109-0924-2226/print-true 1/4

Ground Floor

Main area: approx. 84.9 sq. metres (913.4 sq. feet)
Plus outbuildings: approx. 37.9 sq. metres (408.1 sq. feet)

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SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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103 Mill Lane, Saxilby



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