



Stables Cottage
5 High Street, Saxilby

BROWN & CO JH Walter



Stables Cottage, 5 High Street, Saxilby, Lincoln, LN1 2LN

A beautiful period cottage with detached annexe situated on a large and secluded plot of around 0.25 acres close to the centre of the popular and well served village of Saxilby.

The property which is sold with no onward chain, benefits from excellently presented accommodation comprising of an entrance hall, living room, dining room, kitchen, garden room and shower room to the ground floor, along with three bedrooms and a bathroom to the first floor.

Outside the property is accessed via an electric gate which leads to a parking area for several vehicles and the detached annexe which comprises of an entrance hall, living room, bedroom and shower room. To the rear is a large enclosed garden mainly laid to lawn with gravelled seating area, vegetable patch, sheds, summerhouse, decorative shrubs and borders.



ACCOMMODATION

Ground Floor

Entrance Hall

Entrance door, radiator.

Shower Room

Double glazed window, large walk in shower enclosure with ceiling mounted shower head, vanity wash basin and WC unit, heated towel rail, under floor heating, tiled walls, floor and ceiling.

Living Room

Double glazed bay window, wood burning stove, staircase rising to first floor, storage cupboard, radiator.

Garden Room

Double glazed French doors and windows, radiator, useful utility room with space for appliances.

Dining Room

Double glazed bay window to front, storage cupboard, door leading to a second staircase which leads to the first floor, radiator.

Kitchen

Entrance door and double glazed window, one and a half drainer sink, worktop, base and eye level storage units, space for oven with extractor hood over, further spaces for washing machine, dishwasher and fridge freezer, tiled splash backs, radiator, archway opening into dining room.

First Floor

Bedroom One

Double glazed window, radiator.

Bedroom Two

Double glazed window, radiator.

Bedroom Three

Double glazed window, radiator.

Bathroom

Double glazed window, bath tub, vanity wash basin, WC with concealed cistern, heated towel rail, tiled flooring and walls, airing cupboard.

Annexe

Entrance Hall

Entrance door, door opening into:

Living Room

Double glazed French doors which open to rear garden, double glazed window to front, electric radiator.

Bedroom

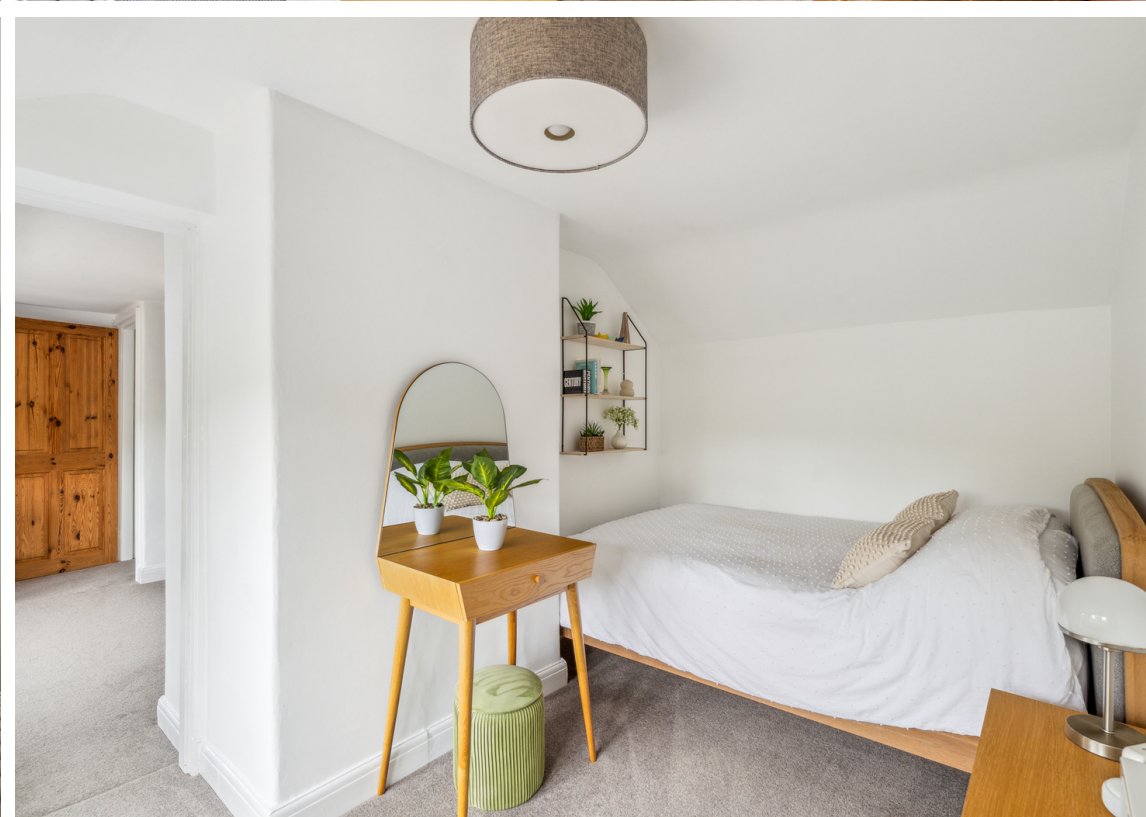
Double glazed window to rear, electric radiator, loft access.

Shower Room

WC, shower cubicle, pedestal wash basin, tiled under floor heating, extractor.

Outside

Electric gated access leads to a driveway with parking for several vehicles and access to both the property and annexe. To the rear is a large enclosed garden which is mainly laid to lawn with a range of mature trees and shrubs, a gravelled seating area, vegetable patches, sheds and summerhouse.



TENURE & POSSESSION
Freehold and for sale by private treaty.

COUNCIL TAX
Band B

MOBILE
We understand from the Ofcom website there is likely mobile coverage from O2, EE, 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

Energy performance certificate (EPC)

5 High Street
Saxby
LINCOLN
LN1 2LN

Energy rating

D

Valid until:

20 May 2035

Certificate number:

2699-3050-2205-4015-6204

Property type

Semi-detached house

Total floor area

123 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

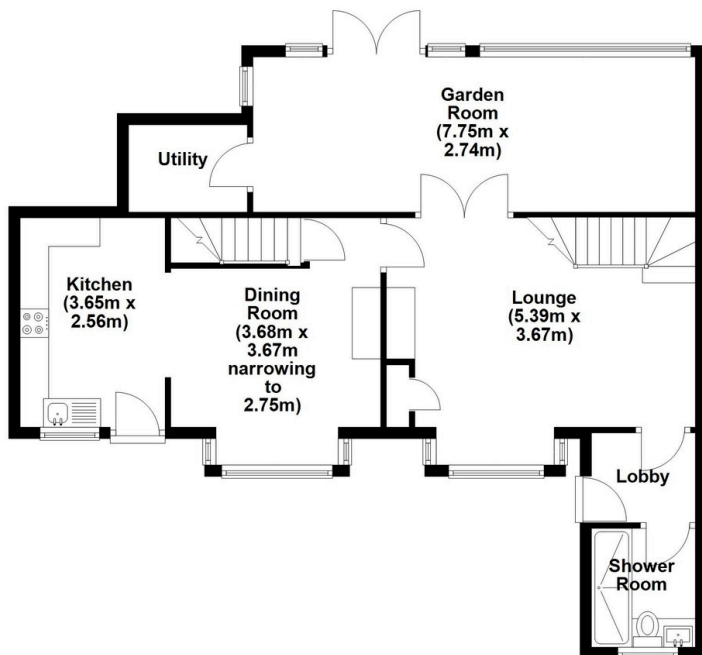
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





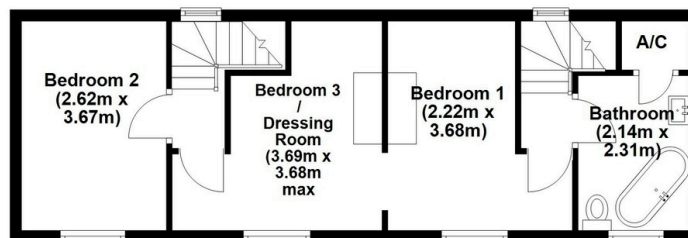
Ground Floor

Approx. 78.6 sq. metres (846.0 sq. feet)



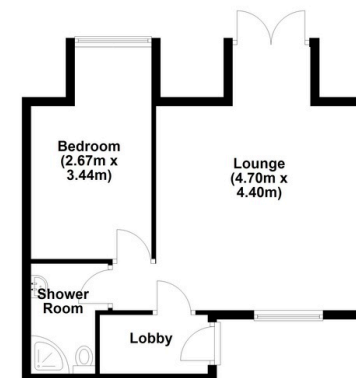
First Floor

Approx. 42.9 sq. metres (462.2 sq. feet)



Ground Floor

Approx. 44.6 sq. metres (479.7 sq. feet)



Total area: approx. 44.6 sq. metres (479.7 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Total area: approx. 121.5 sq. metres (1308.2 sq. feet)

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Plan produced using PlanUp.

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Property and Business Consultants