



4 High Street, Saxilby, Lincoln, LN1 2LN **Guide Price: £200,000 (£900 + VAT Buyers Fee)**

Description

A spacious semi-detached house in need of refurbishment situated in the heart of the popular and well served village of Saxilby. The property comprises of an entrance porch, lounge, family room and kitchen / dining room to the ground floor, along with four bedrooms, bathroom and a substantial games room / fifth bedroom to the first floor. Outside to the front is off street parking and a large double garage, to the rear is a paved courtyard area. The property is sold with no onward chain.

Directions

From the A57 turn right onto Mill Lane and then left onto Bridge Street. Follow the road into the High Street and the property can be found on your left.

<https://what3words.com/flashback.signs.channel>

Accommodation

Entrance Porch

Front entrance door, door opening into:

Family Room

Window to front, stairs rising to first floor, wood burning stove, two radiators, door into kitchen / dining area.

Kitchen

Double glazed windows to rear, entrance door to rear, stainless steel drainer sink, worktops, base and eye level storage units, space for appliances, boiler, opening into:

Dining Area

French doors opening to rear garden, window to rear, storage cupboards, two radiators, door leading to:

Lounge

Window to front, stairs rising to first floor, fireplace, two radiators.

First Floor

Bedroom One

Window to front, built in wardrobe, radiator.

Bedroom Two

Window to front, built in wardrobe, radiator.

Bedroom Three

Window to rear, Velux window, radiator.

Bedroom Four

Skylight, built in wardrobe, sink with counter top and below storage, radiator.

Bathroom

Shower cubicle, bath tub, WC, vanity wash basin, radiator, airing cupboard.

Games Room / Bedroom Five

Two windows to front, two Velux windows to rear, fireplace, two radiators, loft access, built in storage cupboard.

Outside

To the front is a driveway providing off street parking and access to a substantial double garage with two doors to the front and pedestrian access to the rear. To the rear is a paved courtyard.

Council Tax

Band D

Tenure & Possession

Freehold with vacant possession upon completion.

Viewing

Strictly by appointment with the Auctioneers. Tel: 01522 504360

Completion Date

This lot will be sold with a 10% deposit and up to 4 weeks for completion.

Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or cpa@brown-co.com

Solicitors

Tom Price
Chattertons Solicitors
St Swithins' Court, 1 Flavian Road,
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Lincoln, LN2 4GR

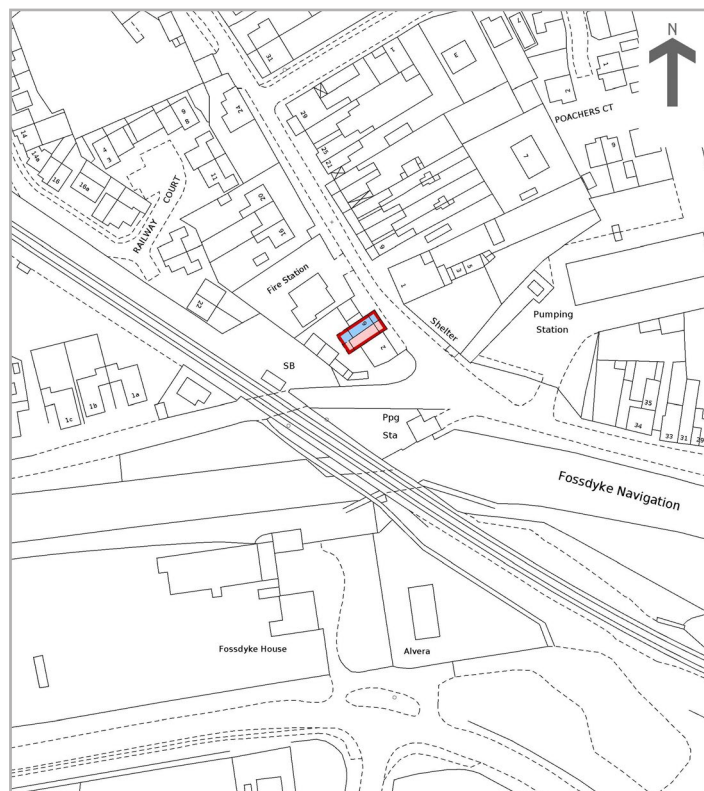
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tom.price@chattertons.com

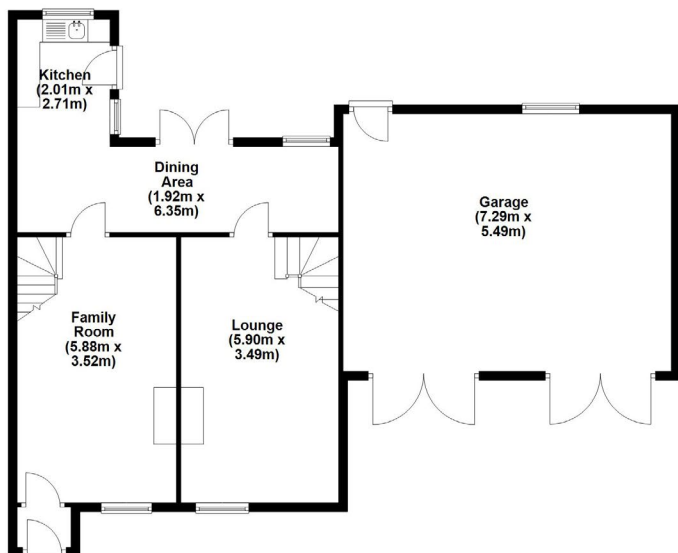
Agent

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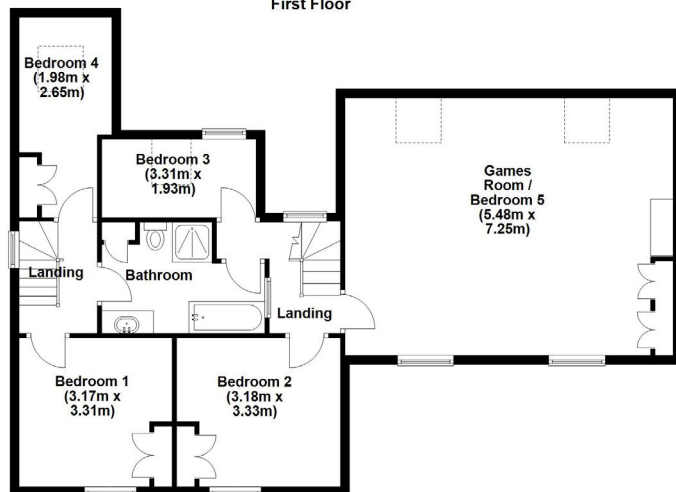




Ground Floor



First Floor



Total area: approx. 203.3 sq. metres (2188.2 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.