



- Detached Bungalow
- Refurbishment Needed
- 2 Bedrooms
- Private Rear Garden
- Driveway Parking
- Single Garage
- Village With Amenities
- No Onward Chain!

Almond Close, Saxilby, LN1 2HS,
£195,000





Offered for sale with no onward chain and enjoying a quiet cul-de-sac position is this 2 bedroom detached bungalow in the village of Saxilby. With a full refurbishment required the property has been well maintained, but is dated and would benefit from a programme of modernisation. The accommodation comprises of 2 generous sized bedrooms, bathroom, kitchen and lounge. The property is currently fitted with electric heaters in selected rooms and enjoys a private rear garden which is mostly laid to lawn. Ample parking provisions are provided with off street parking and access to a single garage. The village of Saxilby is well regarded due to it's excellent array of essential amenities which includes doctors surgery, Co-op foodstore, pharmacy and post office, a regular bus service and trainline into the Cathedral city of Lincoln. For further details contact Starkey&Brown. Council tax band: B. Freehold.

Entrance Hall

Having front door entry to side aspect, 1 electric heater and access to living accommodation and bedrooms.

Lounge

14' 7" x 12' 0" (4.44m x 3.65m)

Having uPVC double glazed window to front and side aspects, 1 electric heater and feature electric fireplace.

Kitchen

12' 0" x 8' 10" (3.65m x 2.69m)

Having a range of eye and base level units with counter worktops, space and plumbing for white goods, sink and drainer unit, electric oven with 4 ring hob and extractor hood over, 1 electric heater, uPVC double glazed window to rear aspect, 1 uPVC door to rear aspect leading onto rear garden.

Bedroom 1 (no radiator)

11' 11" x 9' 11" (3.63m x 3.02m)

Having uPVC double glazed window to front aspect.

Bedroom 2 (no radiator)

8' 10" x 9' 10" (2.69m x 2.99m)

Having uPVC double glazed window to rear aspect.

Bathroom

7' 0" x 6' 7" (2.13m x 2.01m)

Having panelled bath with electric shower over, low level WC, hand wash basin unit, uPVC double glazed obscured window to side aspect, storage cupboard housing hot water cylinder and loft access.

Outside Rear

Having an enclosed garden with fenced perimeters, being mostly laid to lawn, a selection of hedged perimeters. Pathway from rear door to end of garden.

Outside Front

To the front of the property there is a landscaped front garden, off street parking for a minimum of 3 vehicles. Access to a single garage.

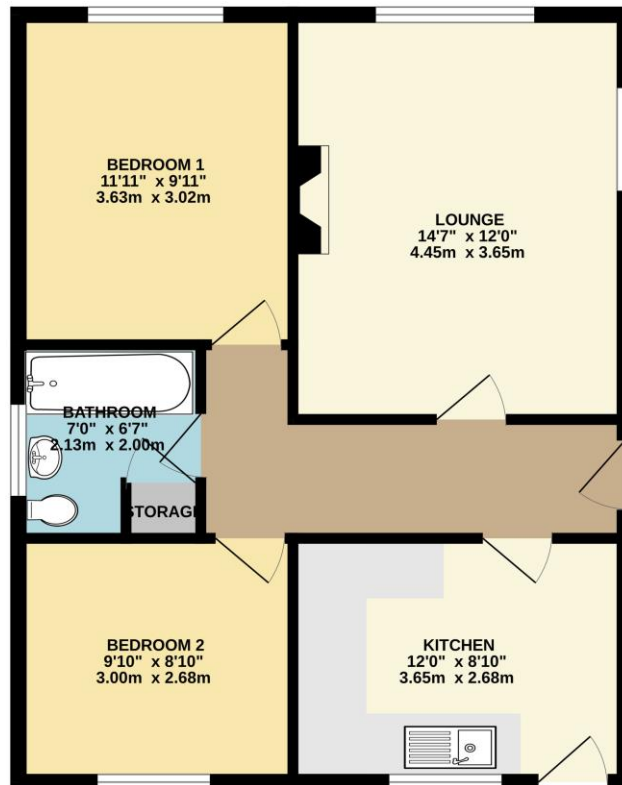
Single Garage

Having up and over door.





GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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