



- Period End Terraced House
- 3 Bedrooms
- Bay Fronted Lounge
- Breakfast Kitchen
- South-East Facing Garden
- Two Brick Built Outbuildings
- Railway Station With Direct Line To Lincoln
- No Onward Chain!

Western Avenue, Saxilby, LN1 2NT,  
£235,000





This period end terraced house is situated in the popular village of Saxilby and boasts 3 bedrooms. The ground floor comprises of a bay fronted lounge, a breakfast kitchen featuring eye and base level units and integral appliances, ground floor bathroom which includes a 3 piece suite and houses the gas combination boiler. Rising to the first floor are 3 generous bedrooms, 2 of which benefits from built-in wardrobes. The rear property benefits from a sun trapped garden which features 2 patio seating areas, being mostly laid to lawn with 2 further outbuildings (1 currently being utilised as a utility room with space and plumbing for a washing machine). To the front of the property there is informal communal parking arrangement and is situated nearby to Saxilby rail station which enjoys a direct line to Lincoln and further links to Sheffield and Leeds. Saxilby has further amenities such as schooling at primary level, doctors surgery, Co-op foodstore and pharmacy and a range of further independent amenities. For more information or to arrange a viewing contact Starkey&Brown. Council tax band: A. Freehold.



## Entrance Hall

Having uPVC front door entry to side aspect, stairs rising to first floor. Access into kitchen and into the lounge.

## Lounge

10' 10" plus bay x 11' 11" (3.30m x 3.63m)

Having uPVC double glazed bay windows to front aspect, coved ceiling, radiator and feature gas fireplace.

## Kitchen

10' 4" min x 11' 11" (3.15m x 3.63m)

Having a range of base and eye level units with counter worktops, integral oven, hob and extractor hood over, sink and drainer unit, space and plumbing for further appliances, vinyl flooring, uPVC double glazed window to side aspect.

## Bathroom

7' 6" x 7' 11" (2.28m x 2.41m)

Having uPVC double glazed obscured window to side aspect, radiator, bath with mains fed shower over, tiled flooring and storage cupboard housing Worcester gas combination boiler.

## Conservatory

12' 4" x 5' 9" (3.76m x 1.75m)

Being of uPVC construction with French doors to rear aspect leading onto rear garden, lighting and power points.

## First Floor Landing

### Master Bedroom

11' 0" x 11' 11" (3.35m x 3.63m)

Having uPVC double glazed window to front aspect, radiator and built-in wardrobe.

### Bedroom 2

12' 2" x 8' 9" (3.71m x 2.66m)

Having uPVC double glazed window to side aspect, radiator and loft access (loft being partially boarded with pull down ladder being recently newly fitted insulation within the past couple of years).

### Bedroom 3

10' 9" max (8'10") min " x 8' 1" (3.27m x 2.46m)

Having uPVC double glazed window to rear aspect and radiator.

## Outside Rear

Having enclosed garden with 2 patio seating areas, landscaped with lawned area and enclosed with fenced perimeters. Having 2 brick built outbuildings with brick building adjoining to the house being utilised as a utility space with space and plumbing for washing machine. There is also a timber built summer house and a timber built garden shed, external water source and access to the front of the property.

## Outside Front

Having parking for 2 cars to the front of the property

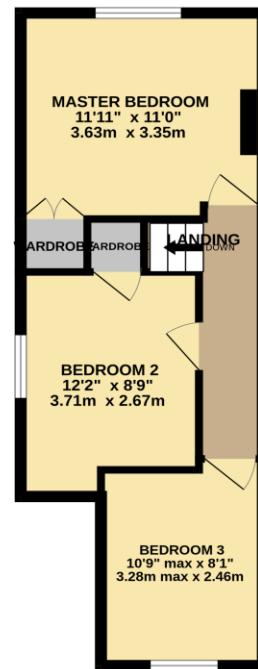
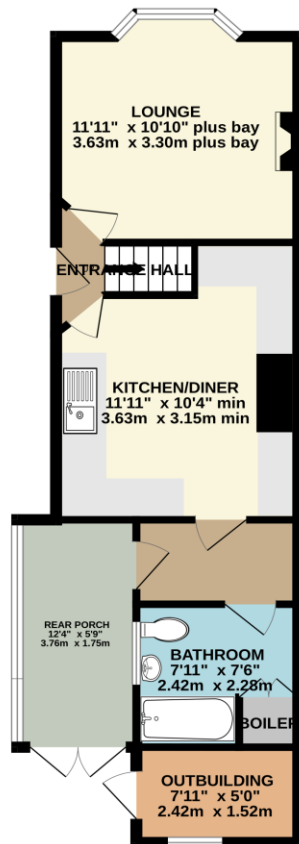




GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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