



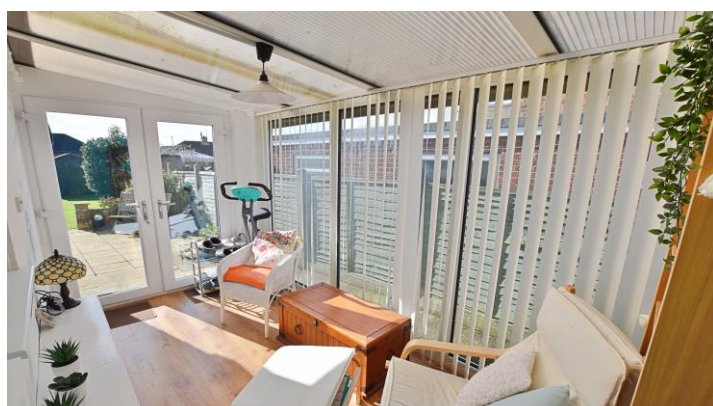
- Period End Terraced House
- 3 Bedrooms
- Bay Fronted Lounge
- Breakfast Kitchen
- South-East Facing Garden
- Two Brick Built Outbuildings
- Railway Station With Direct Line To Lincoln
- No Onward Chain!

Western Avenue, Saxilby, LN1 2NT,
£230,000





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

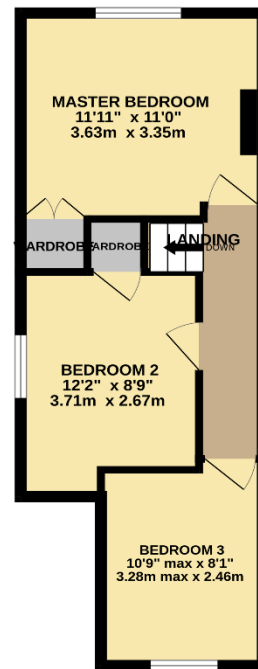
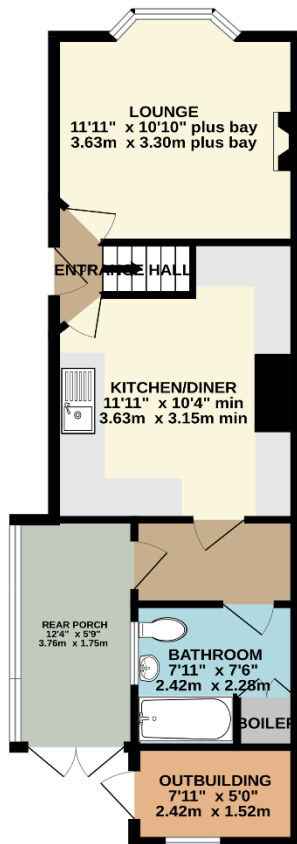




GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
389 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.
Made with Metropix ©2024

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE