



- Ideal First Time Buy Or Investment Opportunity
- Semi-Detached House
- Lounge Diner & Kitchen
- 2 Bedrooms

- Bathroom
- Driveway Parking & Garage
- Quiet Cul-De-Sac Location
- No Chain

Eastcroft, Saxilby, LN1 2TX,  
Offers Over £170,000







Starkey&Brown is pleased to offer for sale this 2 bedroom semi-detached house located in the village of Saxilby. The property is well presented throughout and would make an ideal first time buy or an investment opportunity. Accommodation briefly comprises of lounge diner, kitchen, 2 bedrooms and a family bathroom. To the front of the property there is driveway parking for 3/4 vehicles and a single garage. To the rear of the property there is a lawn and a patio area. Further benefits of the property includes newly fitted windows, doors and new bathroom (all fitted in June 2024). The village of Saxilby is well regarded due to excellent village amenities such as schooling at primary level, doctors surgery, Co-op foodstore and pharmacy, Saxilby train station and bus service to and from the Cathedral city of Lincoln. Contact Starkey&Brown to arrange a viewing. Council tax band: A. Freehold.





### Lounge Diner

Having uPVC double glazed window to front and side aspects and radiator.

### Kitchen

12' 3" x 7' 7" (3.73m x 2.31m)

Having a range of base and eye level units with counter worktops, uPVC double glazed window to rear aspect, cooker point, space and plumbing for washing machine, vinyl flooring, door leading to rear aspect.

### First Floor Landing

#### Bedroom 1

12' 7" x 12' 3" (3.83m x 3.73m)

Having 2 uPVC double glazed windows to front aspect and radiator.

#### Bedroom 2

10' 3" x 6' 7" (3.12m x 2.01m)

Having uPVC double glazed window to rear aspect and radiator.

### Family Bathroom

7' 7" x 5' 8" (2.31m x 1.73m)

Having uPVC double glazed frosted window to rear aspect, panelled bath with shower over, wash hand basin, low level WC and storage cupboard.

### Outside Rear

Having a large patio area and large lawned area. Access to garage.

### Outside Front

Having lawned area and a driveway to the side of the property with parking for 3/4 vehicles.

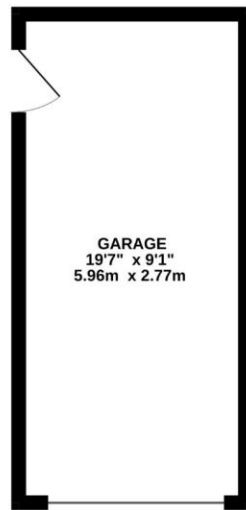
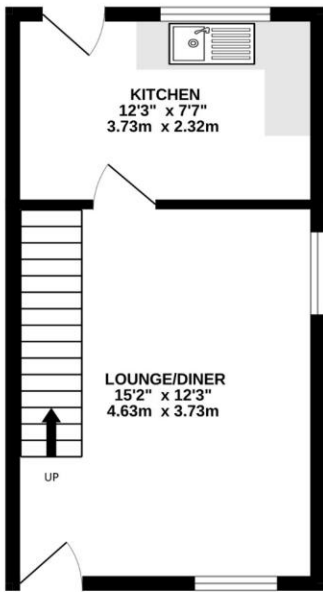
### Garage

19' 7" x 9' 1" (5.96m x 2.77m)

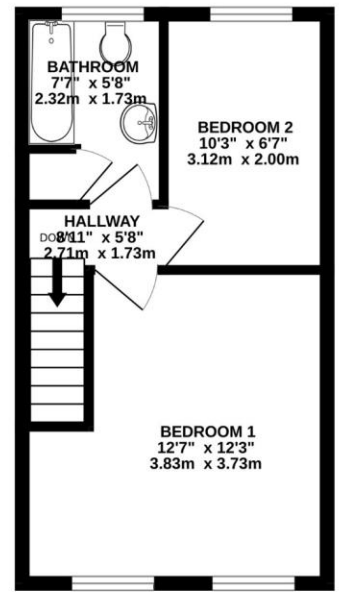
Having up and over door, power and light.



GROUND FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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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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.

Important Information:  
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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