



- Freehold Coach House
- 2 Bedrooms
- 15'8" Lounge & Study
- 3 Piece Bathroom Suite

- Breakfast Kitchen
- Carport For 1 Vehicle
- Popular Village Location
- Quick Access Into Lincoln City Centre

Bridge Street, Saxilby, LN1 2TQ,
Offers In Region Of £170,000





Situated in the popular village of Saxilby is this 2 double bedroom coach house offering accommodation over 3 floors. The ground floor comprises of entrance hall and breakfast kitchen with a range of modern units and integral appliances. Rising to the first floor is a 15'8" lounge and a 7'0" x 5'0" study and a 3 piece bathroom suite. The second floor comprises of 2 double bedrooms with Velux windows and vaulted ceilings. There is also carport parking for 1 vehicle. Riverside Mews is located in the heart of Saxilby and is located nearby to the River Witham and enjoys the scenic position throughout the year. Due to the location the property gives quick access into Lincoln city centre via and a short walk to Saxilby railway station. Further amenities within the village include a doctor surgery, primary school and a range of independent stores. The property makes an ideal first time buy, investment or flexible purchase. For more information or to arrange a viewing contact Starkey&Brown. Council tax band: A. Freehold.



Entrance

Having composite front door entry to front aspect, tiled flooring, radiator stairs rising to first floor and immediate access into:

Breakfast Kitchen

15' 8" x 8' 1" (4.77m x 2.46m)

Having a range of base and eye level units with counter worktops, oven with 4 ring hob and extractor hood over, sink and drainer unit, space and plumbing for white goods, radiator, tiled flooring and 2 uPVC double glazed windows. Space for a small dining table.

First Floor Landing

Having understairs storage cupboard, wood laminate flooring and radiator. Access to lounge, study and bathroom.

Lounge

13' 11" max x 15' 8" (4.24m x 4.77m)

Having uPVC double glazed window, wood laminate flooring, 2 radiators and electric fireplace.

Study

5' 0" min x 7' 0" (1.52m x 2.13m)

Having wood laminate flooring, radiator and a uPVC double glazed window.

Bathroom

5' 1" x 8' 2" (1.55m x 2.49m)

Having 3 piece suite comprising of pedestal hand wash basin unit, low level WC, panelled bath with shower over and tiled surround, tiled flooring, extractor unit and chrome heated hand towel rail.

Second Floor Landing

Access to 2 bedrooms.

Bedroom 1

10' 11" x 9' 4" (3.32m x 2.84m)

Having 2 Velux windows, radiator and built-in storage cupboard.

Bedroom 2

10' 10" x 9' 4" (3.30m x 2.84m)

Having 2 Velux windows, 2 radiators, access into eaves and a storage cupboard.

Agents Note 1

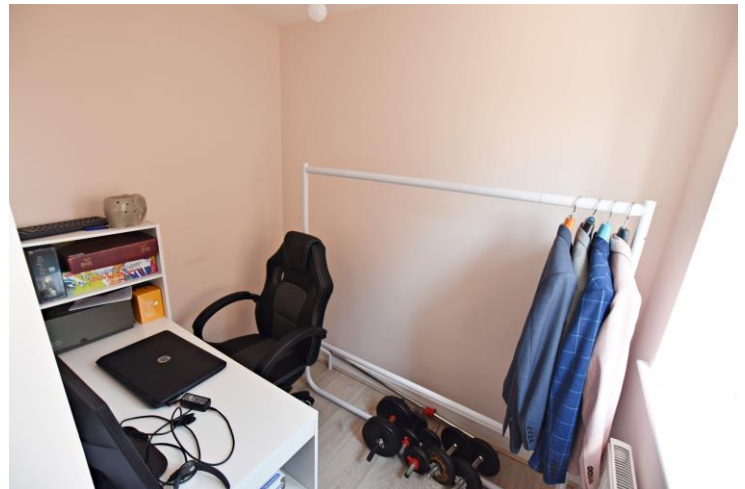
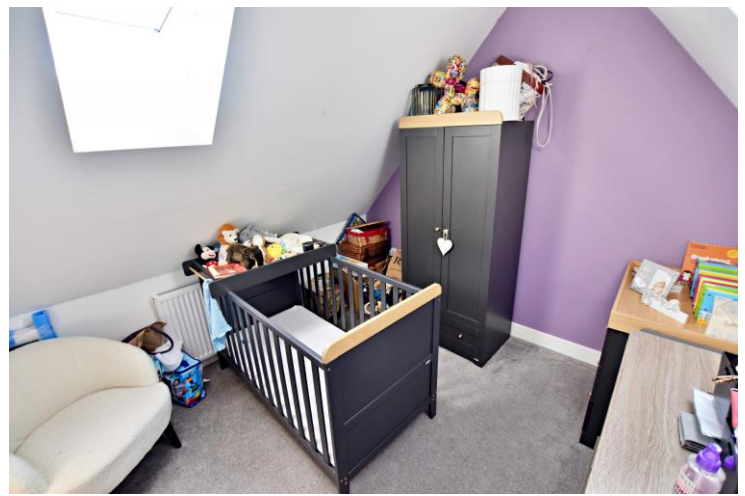
The property comes with carport parking with space for 1 vehicle. The remaining space is a permanent agreement for a neighbouring property to use as parking. For further details. Please contact Starkey&Brown.

Agents Note 2

The property comes with uPVC double glazing and gas central heating.

Agents Note 3

The property was built in 2021. Work is still being carried out on the development for neighbouring properties and as such there is no current communal or maintenance charge for the area.

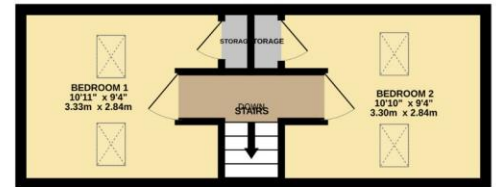
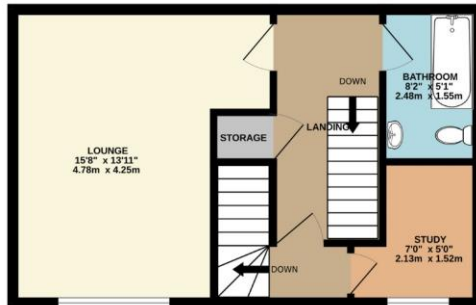
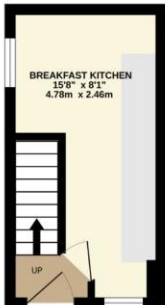




GROUND FLOOR
326 sq.ft. (30.2 sq.m.) approx.

1ST FLOOR
390 sq.ft. (35.9 sq.m.) approx.

2ND FLOOR
231 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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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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