



Canal Court, Saxilby, Lincoln, LN1 2GT

welcome to
Canal Court, Saxilby, Lincoln

This modern detached home is situated within the desirable village of Saxilby and benefits from no onward chain. Enjoying local access to village amenities, 23ft lounge/diner, modern fitted kitchen/breakfast room, off road parking and a low maintenance enclosed rear garden.



Entrance Hall

With carpet flooring and radiator.

Downstairs Wc

With obscured double glazed window to the side, wc, wash hand basin, radiator, vinyl flooring and extractor fan.

Lounge / Diner

12' 2" x 23' 6" (3.71m x 7.16m)

With double glazed windows to the front and side, two double glazed patio doors to the side and two radiators.

Kitchen / Breakfast Room

17' 6" x 9' 6" (5.33m x 2.90m)

With double glazed windows to the front and rear, a fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, range cooker with cooker hood fitted over, space for washing machine, space for fridge freezer, inset ceiling lights, space for dryer and radiator.

First Floor Landing

With double glazed window to the rear, carpet flooring and radiator.

Bedroom One

9' 5" x 17' 5" (2.87m x 5.31m)

With double glazed windows to the front and rear, carpet flooring and radiator.

Bedroom Two

14' max x 8' 2" max (4.27m max x 2.49m max)

With double glazed windows to the front and side, carpet flooring and radiator.

Bedroom Three

10' 6" x 7' 8" (3.20m x 2.34m)

With double glazed window to the front, carpet flooring and radiator.

Bedroom Four

7' 3" x 7' 3" (2.21m x 2.21m)

With double glazed window to the side, carpet flooring and radiator.

Bathroom

With obscured double glazed window to the side, bath with shower fitted over, wc, wash hand basin and extractor fan.

Outside

Property benefits from a gravel area to the front providing access to the front door and gated side access to the rear garden. Situated to the rear is off road parking for one car and a fully enclosed garden with a patio area ideal for seating, a shed and an area of artificial turf.



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welcome to

Canal Court, Saxilby, Lincoln

- NO ONWARD CHAIN
- MODERN DETACHED FAMILY HOME
- 23FT LOUNGE / DINER
- FOUR BEDROOMS
- FAMILY BATHROOM & DOWNSTAIRS WC

Tenure: Freehold
EPC Rating: C
Council Tax Band: D

offers over
£275,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR116014 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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