



## The Sidings, Saxilby



**£130,000**

- Two Bedroom Apartment
- NO ONWARD CHAIN
- Private Entrance
- Garden
- Garage and Driveway
- Two Bedrooms
- Leasehold
- EPC rating D



Two bedroom, first floor apartment. Located in the popular village of Saxilby. Within walking distance of the local train station and a host of other local Amenities.

The apartment offers entrance hall, modern fitted kitchen, bathroom, two double bedrooms, lounge diner and integral single garage. Outside the property there is a block paved driveway to the front and to the rear a gravel courtyard garden. The property also benefits from being sold with NO ONWARD CHAIN.

**Entrance Hall** 3.25m x 3.21m (10'8" x 10'6")

Stairs to the first floor, storage and radiator.

**Landing**

Access to roof space.

**Kitchen** 3.09m x 2m (10'1" x 6'7")

Window to rear aspect and fitted with a range of modern wall and base units with worktops over, sink with drainer, electric integrated oven, four burner gas hob with extractor over, integrated dishwasher, space for fridge freezer.





**Lounge Diner** 3.33m x 5.66m (10'11" x 18'7")

Windows to front and rear aspect and radiator.

**Bedroom One** 2.84m x 3.56m (9'4" x 11'8")

Window to front aspect and radiator.

**Bedroom Two** 3.61m x 2.63m (11'10" x 8'7")

Windows to front aspect and radiator.

**Bathroom** 2.23m x 2m (7'4" x 6'7")

Window to rear aspect and fitted with panel bath with shower over, low level WC, wash hand basin, radiator and airing cupboard.

**Outside Front**

Block paved driveway leading to single integral garage.

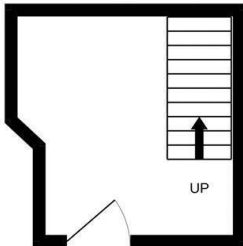
**Outside Rear**

Gravel courtyard garden accessed through garage.

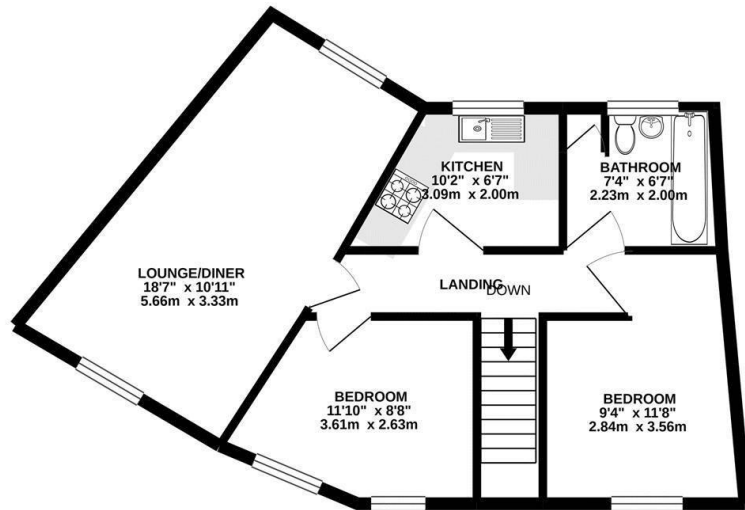
**Agent Note**

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GROUND FLOOR  
106 sq.ft. (9.8 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.4 sq.m.) approx.



14A THE SIDINGS, SAXILBY, LINCOLN LN1 2PX

TOTAL FLOOR AREA : 626 sq.ft. (58.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk