

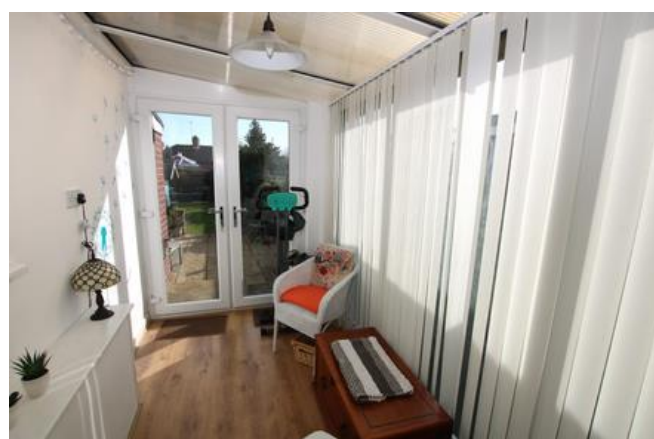


Western Avenue, Saxilby



£210,000

- Period End Terrace
- Three Bedrooms
- Bay Fronted
- Kitchen Diner
- Outbuildings
- Landscaped Garden
- Freehold
- EPC rating D



Well presented, end terrace period property located in the popular village of Saxilby. Positioned within walking distance of the local shops, schools, doctors and train station.

The house offers entrance hall, bay fronted lounge, kitchen diner, utility and bathroom to the ground floor. To the first floor there are three bedrooms. To the front of the property there is a gravel driveway with two allocated parking spaces. To the rear of the property there is an enclosed lawned garden with multiple patio areas and brick out buildings.

Entrance Hall

External door to side aspect.

Lounge 3.63m x 3.3m (11'11" x 10'10")

Bay window to front aspect, feature fireplace and radiator.

Kitchen Diner 3.63m x 3.15m (11'11" x 10'4")

Window to side aspect and fitted with a range of wall and base units with worktops over, electric oven, four ring electric hob with extractor over, space and plumbing for dishwasher, space for fridge, sink with drainer, and radiator.



Bathroom 2.41m x 2.28m (7'11" x 7'6")

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

Conservatory 3.76m x 1.75m (12'4" x 5'8")

External door to rear aspect and windows to side aspect and radiator.

Rear Porch

Landing

Bedroom One 3.63m x 3.35m (11'11" x 11'0")

Window to front aspect, built in wardrobe and radiator.

Bedroom Two 3.71m x 2.66m (12'2" x 8'8")

Window to side aspect, radiator, built in wardrobe and access to roof space.

Bedroom Three 2.46m x 3.27m (8'1" x 10'8")

Window to rear aspect and radiator.

Outside Front

To the front of the property there is a shared gravel driveway, with allocated parking.

Outside Rear

Enclosed lawned garden with patio areas and out buildings.

Utility/ Out Building

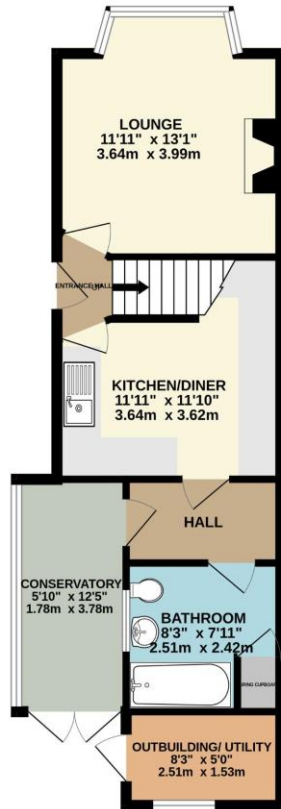
External door to side aspect, space and plumbing for washing machine

Agent Note

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GROUND FLOOR
499 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



WESTERN AVENUE, SAXILBY

TOTAL FLOOR AREA : 891 sq.ft. (82.8 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	61 D	
39-54	E		
21-38	F		
1-20	G		



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