



Sykes Lane, Saxilby



£218,000

- Semi Detached House
- Well Presented
- Two Reception Rooms
- Three Bedrooms

- Garage and Driveway
- Modern Kitchen
- Freehold
- EPC Rating C



Recently modernised semi-detached three bedroom house. Located in the sought after village of Saxilby. Ideally positioned within walking distance of the local shops, schools and train station.

The accommodation comprises of Entrance Hall, Lounge, kitchen, Dining Room, WC and Utility to the ground floor. To the first floor, there are Three Bedrooms and Family Bathroom. Outside the property to the front there is a lawned garden and driveway leading to a detached single garage and to the rear of the property there is an enclosed lawned garden and patio area.

The property also benefits from newly fitted uPVC double glazing and gas central heating.

Entrance Hall

External door and window to front aspect, stairs to first floor, understairs cupboard and radiator.

Lounge 3.85m x 4.04m (12'7" x 13'4")

Window to front aspect, through door to dining room and radiator.

Kitchen

2.82m x 2.83m (9'4" x 9'4")

Window to rear aspect and fitted with a range of modern wall and base units with worktops over, integrated double oven, four ring induction hob with extractor over, sink with drainer, integrated fridge, and radiator.









Dining Room 2.98m x 3.35m (9'10" x 11'0") French doors to rear aspect, and radiator.

Rear Porch 1.74m x 1.39m (5'8" x 4'7") External door to side aspect.

WC 1.74m x 1.14m (5'8" x 3'8") Window to side aspect and fitted with low level WC and wash hand basin.

Utility Room 7'11" x 7'11" (2.4m x 2.4m) Window to rear aspect, space and plumbing for washing machine and Fridge Freezer.

Landing Access to loft.

Bedroom One 3.85m x 3.7m (12'7" x 12'1") Windows to front aspect and radiator.

Bedroom Two 3.35m x 3.7m (11'0" x 12'1") Window to rear aspect and radiator.

Bedroom Three 2.47m x 2.32m (8'1" x 7'7") Window to front aspect and radiator.





Bathroom

1.68m x 2.47m (5'6" x 8'1")

Window to rear aspect and fitted with panel path with shower over, low level WC, wash hand basin, radiator and extractor.

Outside Front

Lawned garden and driveway with parking for up to three cars, leading to single detached garage.

Outside Rear

Enclosed lawned garden with patio area.

Garage

Up and over door.

Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





GROUND FLOOR 704 sq.ft. (65.4 sq.m.) approx.

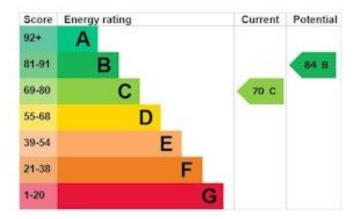
1ST FLOOR 450 sq.ft. (41.8 sq.m.) approx.



40 SYKES LANE, SAXILBY, LN1 2NU TOTAL FLOOR AREA: 11545 sq.ft. (107.2 sq.m.) approx. While sevey sittering that been rate to excurse the theoryains contained her. measurements of doors, windows, norms and any other terms are approximate and no responsibility is taken to any error, emission or mis-sufferent. This plan is to flatistative puppose of what dhad be used as such by any prospective purchase. The sitterior system of efficiency of the other terms of an og awaranee also be well there excurse the sitterior bears there are an operation of the sitterior bears the sitterior and Made with Metropic CODS

GARAGE





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