



Sykes Lane, Saxilby



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£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

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Floorplan



40 SYKES LANE, SAXILBY, LN1 2NU

TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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