



Lingfield Close, Saxilby



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£210,000

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## Key Features

- Semi-Detached House
- Three Bedrooms
- Kitchen Diner
- Conservatory
- Enclosed Rear Garden
- Driveway
- Freehold





Well situated Two Bedroom Semi-Detached House boasting Kitchen Diner, Conservatory and Master with ample storage. The property also benefits from extensive rear gardens, patio entertainment area and off-road parking.



Property comprises Entrance Hall, Lounge, Kitchen and Conservatory. To the first floor there three Bedrooms and a Bathroom. Externally the property offers gardens to the front and rear.

Saxilby is a picturesque village approximately 6 miles from Lincoln and offers a blend of rural charm with a range of amenities including co-op, pharmacy, post office and various independent shops such as bakery and butcher and an array of options for dining.



### Entrance Hall

With UPVC door to the front aspect, laminate flooring and radiator.

### Lounge 17'1" x 17'9" (5.2m x 5.4m)

With curved bay window to front aspect, laminate flooring and radiator.

### Kitchen 17'0" x 12'6" (5.2m x 3.8m)

With window to rear aspect, laminate flooring, radiator, base and eye level units, ceramic hob and extractor.

### Conservatory 19'4" x 13'1" (5.9m x 4m)

With windows and French doors to the rear aspect, laminate flooring, radiator and electrical outputs.

### Bedroom One 17'4" x 15'11" (5.3m x 4.9m)

With windows to the front aspect, fitted wardrobes, storage cupboard, carpet flooring and radiator.

### Bedroom Two 13'9" x 10'2" (4.2m x 3.1m)

with window to rear aspect, carpet flooring and radiator.

### Bedroom Three 10'5" x 6'1" (3.2m x 1.9m)

With window to rear aspect, carpet flooring, radiator and ample storage.

### Outside

Garden to the front, driveway to the side with gated access to the rear. To the rear there is a patio swooping around to the side as well as a separate patio area. The rest of the garden is laid to lawn and is fence boarded. Tree surround the rear offering privacy.

### Agents Notes

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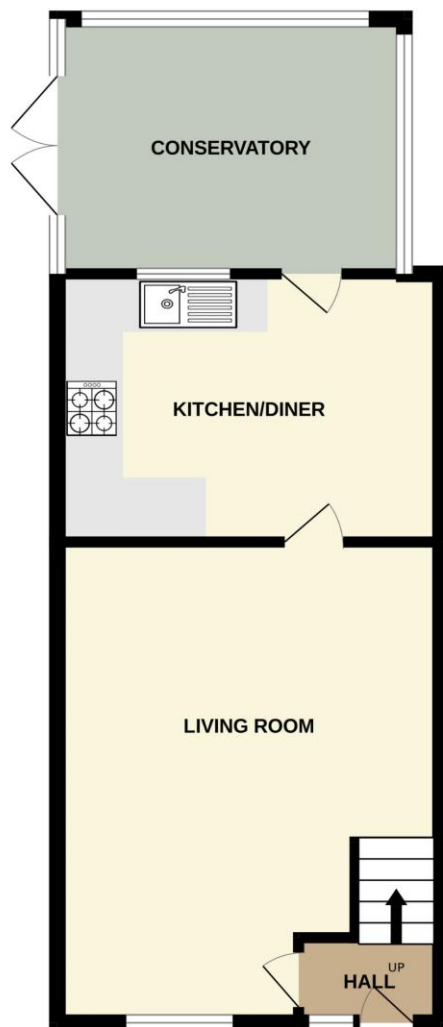




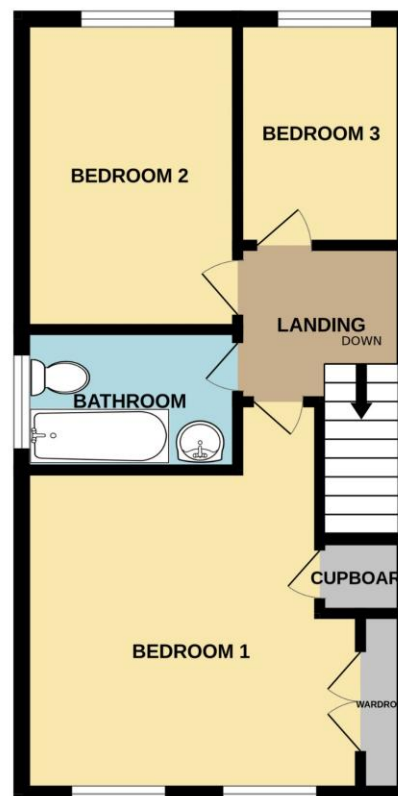




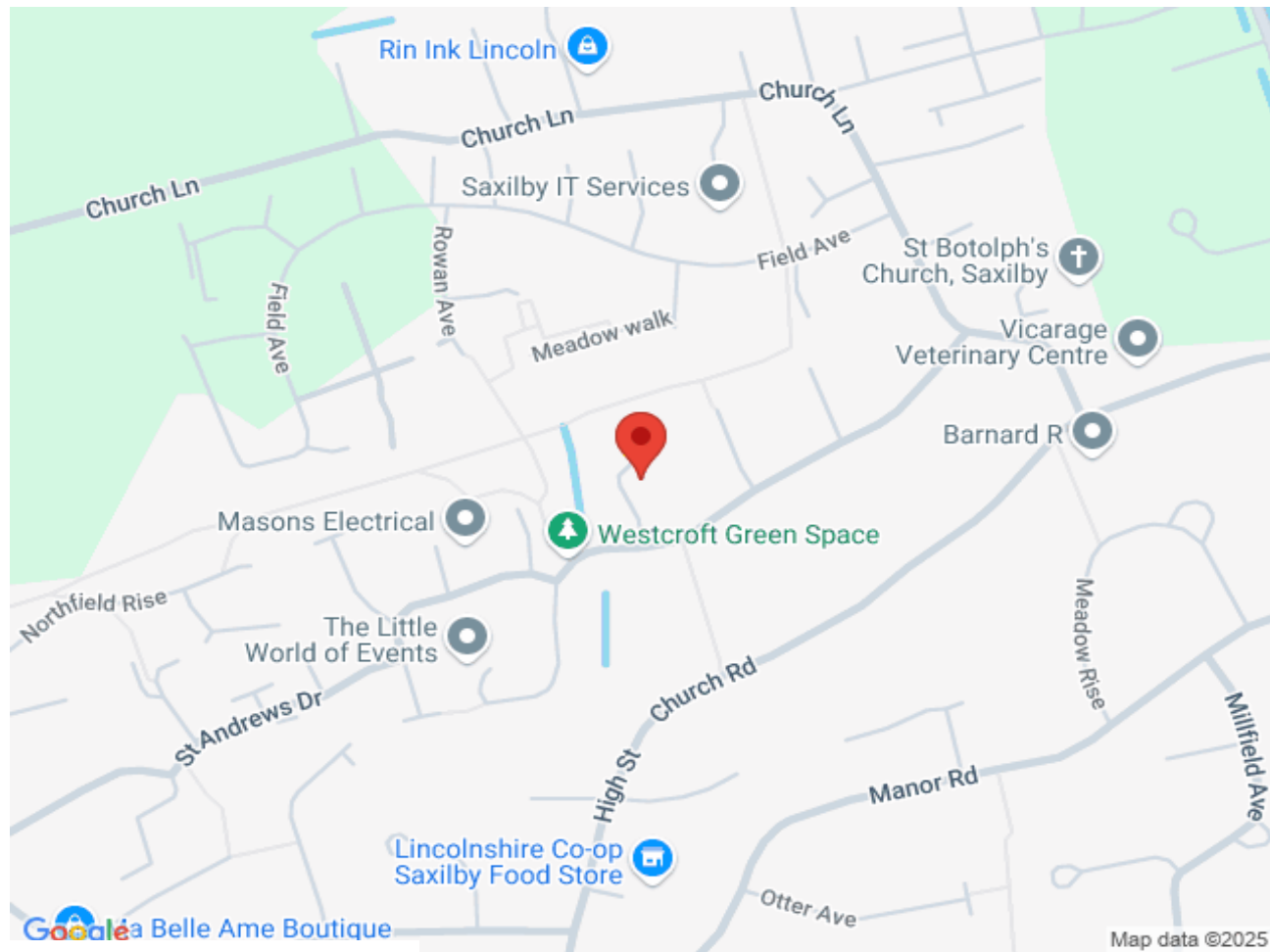
GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		