



Swallow Gate, Lincoln



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Offers Over £260,000

- Semi-Detached House
- Three Bedrooms & Office
- Three Storeys
- En-Suite, Family Bathroom & WC
- Field Views
- Popular Village Location
- Freehold
- EPC rating C



Well presented Three Story SEMI DETACHED House. Located in the sought after village of Saxilby. The property is positioned within walking distance of the local Primary School and Shops. The Village of Saxilby also boasts Doctors, Train Station Takeaways and Pubs. The accommodation on offer comprises Entrance Hall, WC, Kitchen Diner and Lounge to the ground floor. To the first floor there are Two Double Bedrooms, Office and Bathroom. To the second floor is the Main Bedroom with dressing area and En-Suite shower room. Outside the property to the front there is a small lawned garden and driveway with parking for two cars. To the rear of the property there is an enclosed garden with patio area, lawned garden and shed. The property also benefits from Gas Central Heating, uPVC Double Glazing, South Facing Garden and Field Views.

Entrance Hall

External door to front aspect, stairs to first floor with storage cupboard under and radiator.

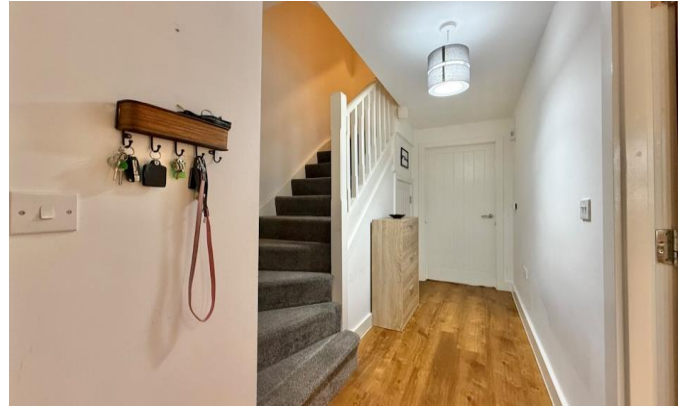
WC

Window to front aspect and fitted with low level WC, wash hand basin and radiator.

Kitchen Diner

4.29m x 2.72m (14'1" x 8'11")

Bay window to front aspect and fitted with a range of Shaker Style wall and base units with worktops over, sink with drainer, electric double oven, four burner gas hob with extractor over, integrated fridge freezer and dishwasher, space and plumbing for washing machine and radiator.



Lounge

3.52m x 4.9m (11'6" x 16'1")

Window and patio doors to rear aspect and radiator.

Landing

Access to second floor and two storage cupboards.

Bedroom Two

3.91m x 2.75m (12'10" x 9'0")

Window to front aspect and radiator.

Bedroom Three

3.85m x 2.85m (12'7" x 9'5")

Window to rear aspect and radiator.



Office/ Bedroom Four

2.22m x 1.96m (7'4" x 6'5")

Window to rear aspect and radiator.

Bathroom

1.96m x 2.03m (6'5" x 6'8")

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

Main Bedroom

7.29m x 3.79m (23'11" x 12'5")

Window to front aspect, motorised sky light to rear aspect, built in storage and radiator.

En-Suite

2.64m x 2.09m (8'8" x 6'11")

Window to rear aspect and fitted with shower cubicle with rainfall shower, wash hand basin, low level WC, extractor and radiator.

Outside

To the front of the property there is a lawned garden and driveway with parking for two cars. To the rear of the property there is an enclosed lawned garden with patio area and shed.

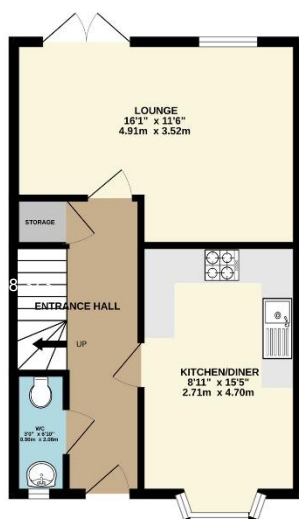
Agents Note

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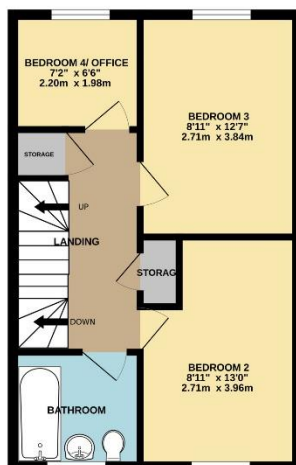


Floorplan

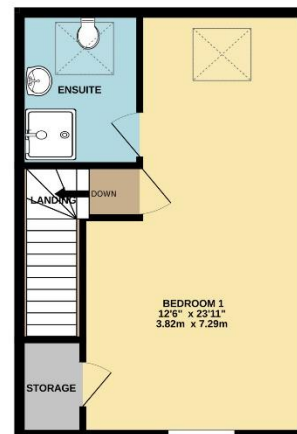
GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1215 sq.ft. (112.9 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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