



King&Co.

18 WEST BANK, SAXILBY, LN1 2LU  
£260,000







### INFORMATION

Construction - Solid brick and cavity wall

Council tax band - B

EPC rating - D64

Heating - Gas central heating

Utilities - Mains gas, electric, water and drainage

Mobile - mobile coverage available

Broadband - For more information on broadband and mobile coverage go to: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

### DESCRIPTION

Situated on West Bank, Saxilby is this charming semi detached period home offered for sale with no ongoing chain. Having been extended to offer a versatile and extensive range of accommodation along with a detached brick built outbuilding to its rear elevation.

The property enjoys the convenience of mains gas central heating and solar pv to help reduce electricity bills.

West Bank is within walking distance, for most, from the village centre with its wide range of shopping and social facilities and train station.



## ACCOMMODATION

Entrance Hall

WC

Lounge (5.08m x 3.69m)

Dining Room (3.77m x 2.39m)

Kitchen (5.78m x 2.19m)

First Floor Landing

Bedroom 1 (4.57m x 3.76m)

Bedroom 2 (3.68m x 2.90m)

Bedroom 3 (2.65m x 1.99m)

Bathroom (2.43m x 2.77m)

## OUTSIDE

The property offers off-street parking for approximately three cars whilst also giving access to a detached outbuilding. Being part garage, part ancillary accommodation, it gives great flexibility to buyers for its future purpose.

Garage Area (4.22m x 2.74m)

Study (2.94m x 2.27m)

Family Room (4.00m x 5.85m max)

Shower Room

Covered Storage Area

## VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

## TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.





## SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

## ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

