



3 Swallow Gate

Saxilby, LN1 4AN

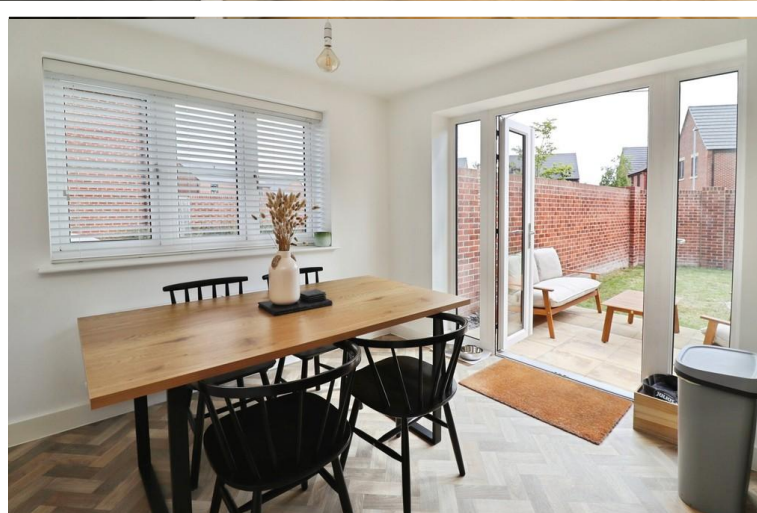


Book a Viewing!

£275,000

A modern and deceptively spacious Three Bedroom Detached Family Home, ideally situated within the highly sought after village of Saxilby. Beautifully presented throughout, the immaculate accommodation briefly comprises a welcoming Entrance Hall, Cloakroom/WC, a bright dual aspect Lounge, and a stylish upgraded Kitchen/Diner, perfect for modern family living. To the First Floor, the Landing provides access to three well proportioned Double Bedrooms, including a superb Principal Bedroom with En-Suite Shower Room, together with a contemporary Family Bathroom. Occupying an attractive corner plot, the property benefits from a front garden, a driveway providing off-street parking for multiple vehicles and a Single Garage. The enclosed main garden, bordered by an attractive brick wall, offers a private and peaceful outdoor retreat. Viewing is highly recommended to fully appreciate the quality and space this excellent family home has to offer.





LOCATION

Saxilby is a medium sized village to the West of Lincoln. The village offers a wide range of local amenities including schools, shop, public houses and train station. There are regular bus and train services in and out of Lincoln.

ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, storage cupboard and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin, tiled splashbacks and radiator.

LOUNGE

17' 11" x 10' 4" (5.47m x 3.15m) With double glazed windows to the front and side aspects and radiator.

KITCHEN/DINER

17' 11" x 9' 7" (5.48m x 2.93m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye level electric double oven, gas hob with extractor fan over, integrated fridge freezer and dishwasher, spotlights, double glazed windows to the front and side aspects and double glazed French doors to the rear garden.



FIRST FLOOR LANDING

With storage cupboard and double glazed windows to the rear aspect.

BEDROOM 1

18' 0" x 9' 10" (5.51m x 3.01m) With double glazed windows to the front aspect and radiator.

EN-SUITE SHOWER ROOM

7' 5" x 4' 7" (2.28m x 1.41m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin, radiator, tiled splashbacks and flooring and double glazed window to the side aspect.

BEDROOM 2

10' 6" x 9' 6" (3.21m x 2.91m) With double glazed windows to the front aspect and radiator.

BEDROOM 3

10' 4" x 8' 2" (3.15m x 2.49m) With double glazed windows to the side aspect and radiator.

BATHROOM

7' 3" x 6' 5" (2.22m x 1.97m) Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin, chrome towel radiator, part tiled walls, tiled flooring, spotlights and double glazed window to the front aspect.



OUTSIDE

The property sits on a generous corner plot. To the front there is a lawned garden with mature shrubs. To the side there is a continuation of the gardens with a driveway providing off street parking for multiple vehicles and access to the single garage. The single detached garage has up-and-over door to the front, light and power. The main garden is enclosed by brick wall and laid mainly to lawn with patio seating area.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here - [Mobile Checker](#)





WEBSITE

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

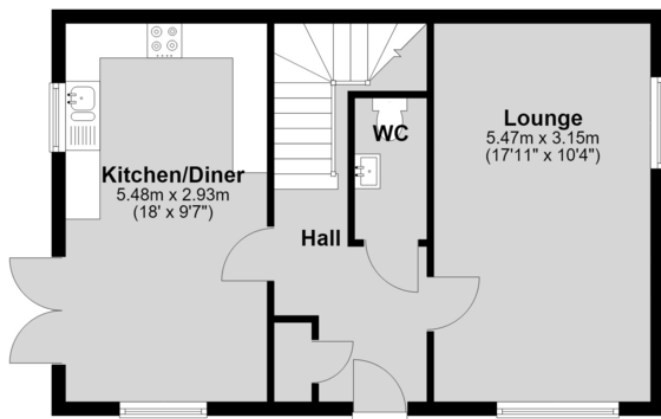
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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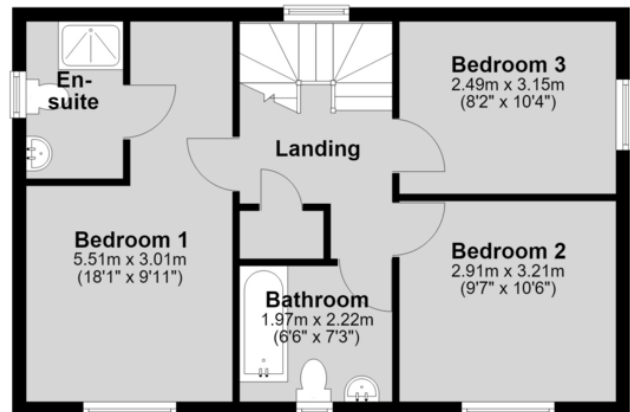
Ground Floor

Approx. 46.5 sq. metres (501.0 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.4 sq. feet)



Total area: approx. 94.0 sq. metres (1011.5 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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