



7 Maiden Court

Saxilby, Lincoln, LN1 2WH



Book a Viewing!

£175,000

Immaculately presented two-bedroom mid-terraced home, ready to move straight into. An excellent first-time buy with two double bedrooms, enclosed rear garden and allocated parking for two vehicles.





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

Accessed via a UPVC entrance door, with laminate flooring and radiator. The flooring continues through into the ground-floor accommodation.

KITCHEN

8' 10" x 6' 11" (2.69m x 2.11m) A fully fitted kitchen offering a range of wall-mounted cupboards and base units with complementary worktop space and tiled splashbacks, a stainless steel sink, electric oven with electric hob and extractor over, space and plumbing for a washing machine and space for a fridge/freezer. Further benefits include laminate flooring, radiator and a UPVC window to the front aspect. The wall-mounted gas boiler is housed within a kitchen cupboard.



LOUNGE/DINER

13' 5" x 11' 9" (4.09m x 3.58m) A spacious reception room providing plenty of room for both lounge furniture and a family dining table. With laminate flooring, two radiators, useful built-in under-stairs storage and UPVC sliding patio doors opening directly to the enclosed rear garden, creating a pleasant connection between the indoor and outdoor spaces.

FIRST FLOOR LANDING

Providing access to both double bedrooms and the bathroom, access to the loft and there is also a useful built-in airing cupboard housing the hot water cylinder and additional storage.

BEDROOM 1

13' 5" max x 11' (4.09m x 3.35m) A generous front-facing double bedroom benefiting from two UPVC windows to the front aspect, radiator, built-in wardrobe storage and laminate flooring.

BEDROOM 2

9' 7" x 6' (2.92m x 1.83m) A second double bedroom positioned to the rear of the property, with UPVC window overlooking the garden, radiator and laminate flooring. The room offers plenty of flexibility and could equally work as a guest bedroom, nursery or home office if required.

BATHROOM

A three-piece bathroom suite comprising panelled bath with mains shower over, WC and wash hand basin, tiled splashbacks, lino flooring, radiator, extractor and a frosted UPVC window to the rear aspect.

OUTSIDE

To the rear there is a secure enclosed low-maintenance garden with a paved seating area, established borders and a useful garden shed, together with an outside tap and pedestrian passageway access. The UPVC patio doors from the lounge/diner provide direct access onto the garden. To the front, the property benefits from an entrance porch, an additional useful outside storage cupboard and, importantly, allocated parking for two vehicles.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

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](#)

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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 the 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

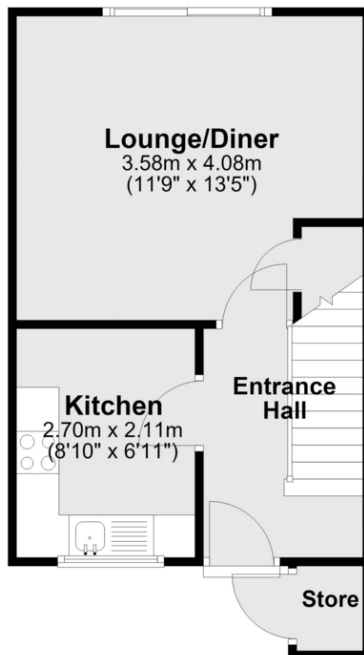
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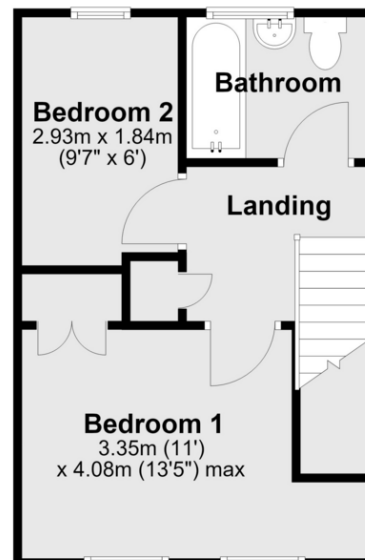
Ground Floor

Approx. 26.9 sq. metres (289.6 sq. feet)



First Floor

Approx. 25.8 sq. metres (278.2 sq. feet)



Total area: approx. 52.8 sq. metres (567.9 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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