



Thimble Cottage
Saxilby, Lincoln

BROWN & CO



Thimble Cottage, Sykes Lane, Saxilby, Lincoln, LN1 2NU

A well-presented and charming Victorian semi-detached cottage, beautifully positioned on the edge of the popular and well-served village of Saxilby.

This delightful home offers a lovely blend of period character and modern convenience. The ground floor features an entrance hall, two reception rooms, a fitted kitchen, and a contemporary shower room. To the first floor, there is a generous master bedroom with en-suite facilities, along with an additional well-proportioned double bedroom.

Outside, the property enjoys a fully enclosed garden complete with a summerhouse, shed, brick outbuilding, and workshop — providing excellent storage and hobby space. A private driveway offers off-street parking for two vehicles.



accommodation

Ground Floor

Entrance Hall

Main entrance door to side.

Reception One

Double glazed windows to front and side, water vapour stove inset to fireplace, radiator.

Reception Two

Double glazed windows to side and rear, multi-fuel burning stove inset to fireplace, storage cupboards, radiator, door leading to stairs rising to first floor.

Kitchen

Double glazed window and entrance door to side, Belfast sink, wooden worktops, base and eye level storage units, space for cooker with extractor hood over, spaces for fridge freezer, washing machine and tumble dryer, wall mounted boiler, tiled splashbacks.

Shower Room

Shower cubicle, WC, wash basin, radiator.

First Floor

Landing

Double glazed window to side.

Bedroom One

Double glazed window to rear, radiator.

En Suite

Sash window to rear, two Velux windows, roll edge bath tub, WC, vanity wash basin, shower cubicle, heated towel rail.

Bedroom Two

Double glazed window to front, built in cupboard, radiator.

Outside

To the front gated access leads to a front garden and path leading to the entrance door. Gated side access leads to a pleasant enclosed garden which is paved with a lawn, summerhouse, shed and brick outbuilding and workshop with power and lighting. The property also benefits from a driveway providing parking for two vehicles.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band B

MOBILE

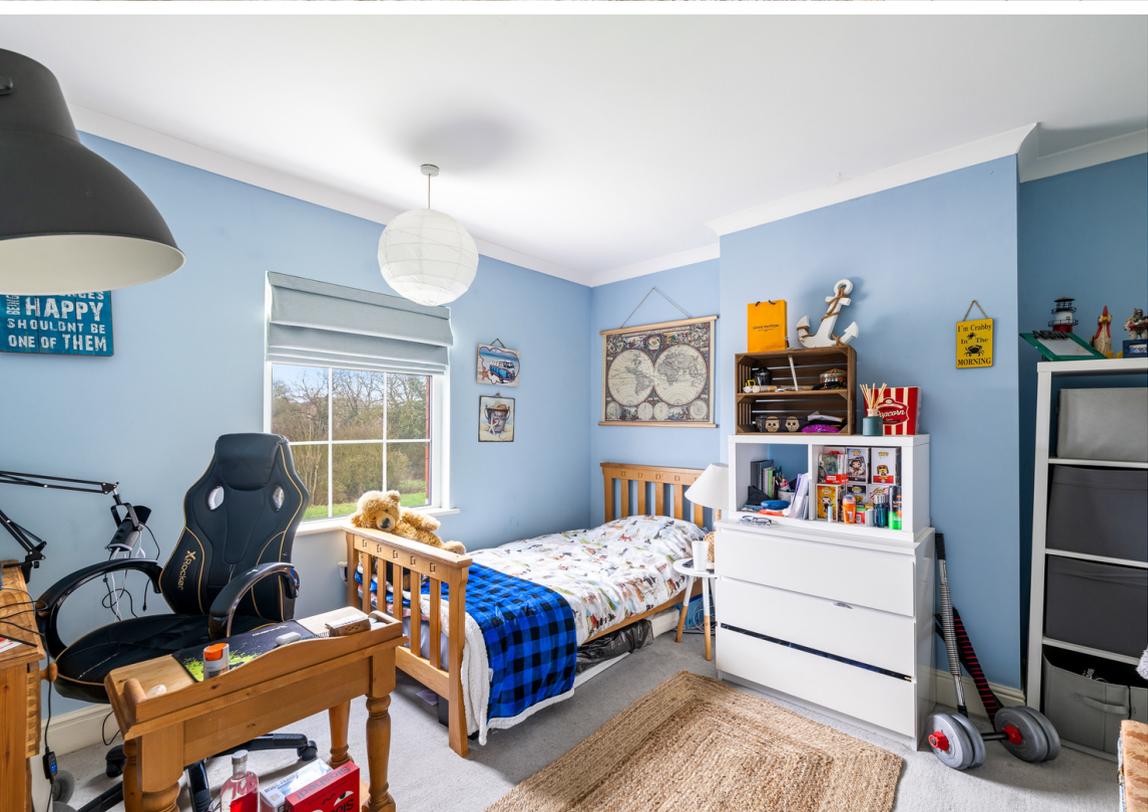
We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble

01522 504304

lincolncitycentre@brown-co.com

Energy performance certificate (EPC)

Thimble Cottage Slyes Lane Scaaby LINCOLN LN1 2NU	Energy rating D	Valid until: 6 March 2036
		Certificate number: 7436-1727-6600-0855-9206

Property type Semi-detached house

Total floor area 80 square metres

Rules on letting this property

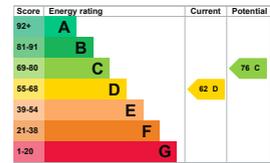
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

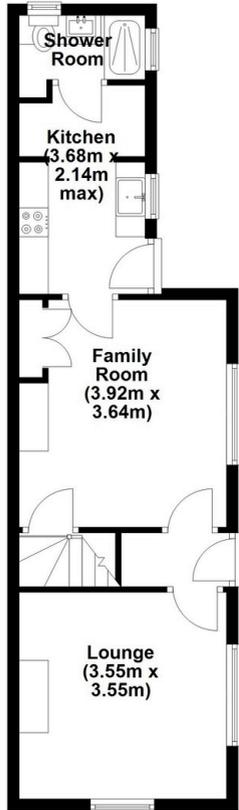
For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Ground Floor

Approx. 41.3 sq. metres (444.7 sq. feet)



Total area: approx. 79.7 sq. metres (857.8 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

First Floor

Approx. 38.4 sq. metres (413.1 sq. feet)



Total area: approx. 11.0 sq. metres (118.6 sq. feet)

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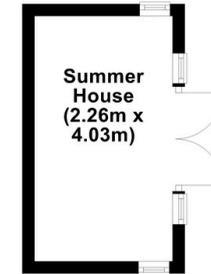
Ground Floor

Approx. 11.0 sq. metres (118.6 sq. feet)



Ground Floor

Approx. 9.1 sq. metres (98.4 sq. feet)



Total area: approx. 9.1 sq. metres (98.4 sq. feet)

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IMPORTANT NOTICES

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