



3 Willow Close  
Saxilby

**BROWN & CO**



## 3 Willow Close, Saxilby

A spacious detached bungalow situated sold with no onward chain and situated in the popular village of Saxilby which has excellent local amenities.

The property is excellently presented throughout and comprises of a hallway, kitchen/dining room, living room, three bedrooms and a family bathroom.

Outside to the front is a lawn and a block paved driveway providing ample parking which leads to a garage. To the rear is a generous lawned garden with paved patio area.



### ACCOMMODATION

Entrance Porch

Front entrance door, doors leading to rear garden, garage and entrance to property.

Hallway

Loft access..

Kitchen / Dining Room

Double glazed windows to front and side, drainer sink inset to worktops, base and eye level storage units, integrated gas hob with extractor above and oven below, spaces for washing machine, dishwasher and fridge freezer, tiled splash backs, tiled flooring, radiator.

Living Room

Double glazed bay window to front, double glazed window to side, fireplace, radiator.

Bedroom One

Double glazed window to rear, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to side, radiator.

Bathroom

Double glazed window to side, WC, pedestal wash basin, bath with wall mounted shower unit over and glazed shower screen. radiator.

Outside

To the front is a lawn and block paved driveway providing ample parking and leads to a garage. To the rear is an enclosed lawned garden with patio.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band B

MOBILE

We understand from the Ofcom website there is good mobile coverage from EE, O2 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

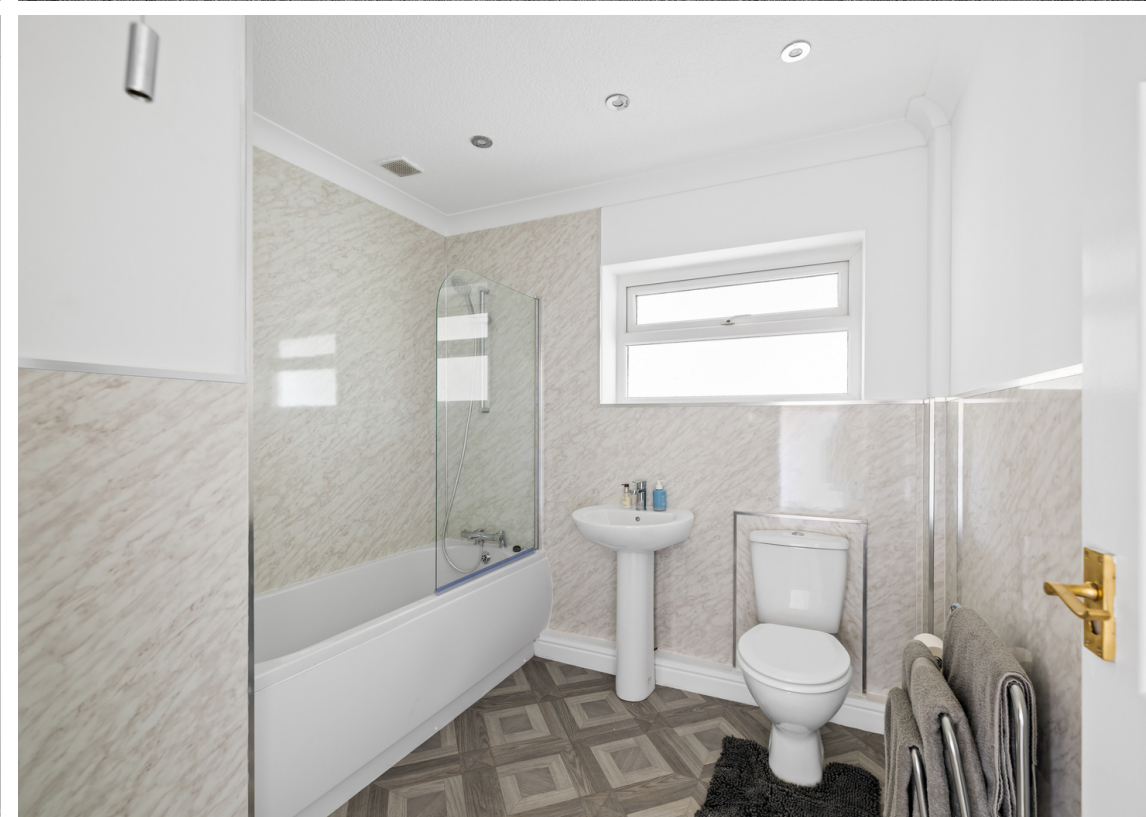
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble

01522 504304

lincolncitycentre@brown-co.com



### Energy performance certificate (EPC)

3 Wilton Close Saxby LINCOLN LN1 2QL	Energy rating <b>D</b>	Valid until: 16 January 2033 Certificate number: 0350-2417-0230-2297-8371
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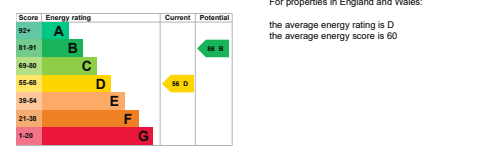
Property type	Detached bungalow
Total floor area	30 square metres

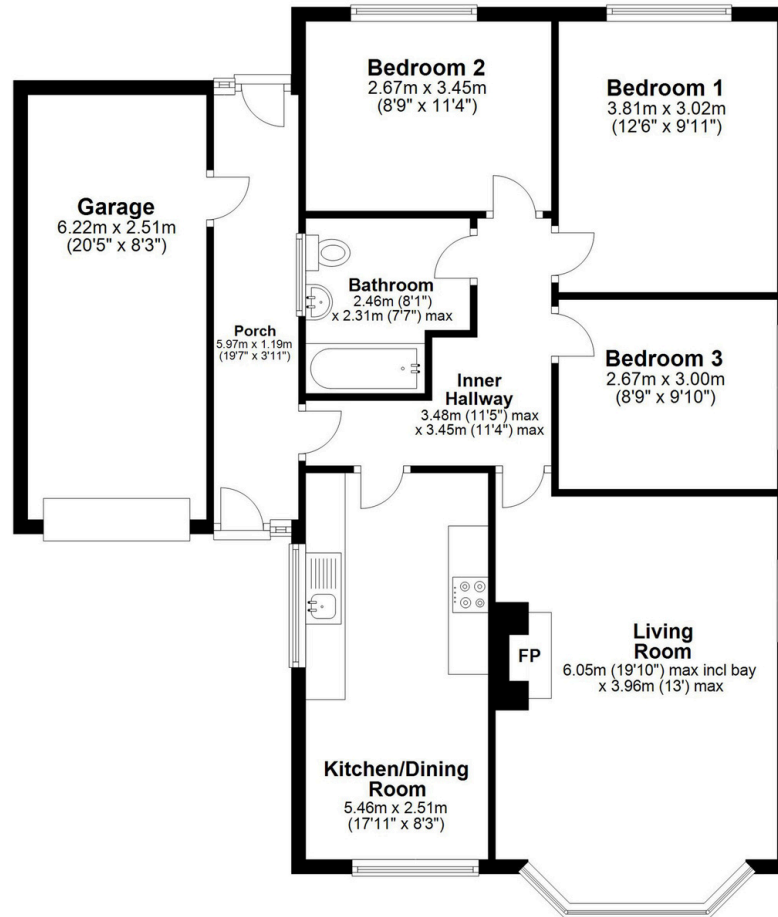
#### Rules on letting this property

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





Total area: approx. 102.0 sq. metres (1098.1 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanIt

## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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