



4 High Street  
Saxilby, Lincoln

**BROWN & CO** JH Walter







# DESCRIPTION

A spacious semi-detached house in need of refurbishment situated in the heart of the popular and well served village of Saxilby.

The property comprises of an entrance porch, lounge, family room and kitchen / dining room to the ground floor, along with four bedrooms, bathroom and a substantial games room / fifth bedroom to the first floor.

Outside to the front is off street parking and a large double garage, to the rear is a paved courtyard area. The property is sold with no onward chain.



## ACCOMMODATION

### Ground Floor

#### Entrance Porch

Front entrance door, door opening into:

#### Family Room

Window to front, stairs rising to first floor, wood burning stove, two radiators, door into kitchen / dining area.

#### Kitchen

Double glazed windows to rear, entrance door to rear, stainless steel drainer sink, worktops, base and eye level storage units, space for appliances, boiler, opening into:

#### Dining Area

French doors opening to rear garden, window to rear, storage cupboards, two radiators, door leading to:

#### Lounge

Window to front, stairs rising to first floor, fireplace, two radiators.

### First Floor

#### Landing

#### Bedroom One

Window to front, built in wardrobe, radiator.

#### Bedroom Two

Window to front, built in wardrobe, radiator.

#### Bedroom Three

Window to rear, Velux window, radiator.

#### Bedroom Four

Skylight, built in wardrobe, sink with counter top and below storage, radiator.

#### Bathroom

Shower cubicle, bath tub, WC, vanity wash basin, radiator, airing cupboard.

### Games Room / Bedroom Five

Two windows to front, two Velux windows to rear, fireplace, two radiators, loft access, built in storage cupboard.

### Outside

To the front is a driveway providing off street parking and access to a substantial double garage with two doors to the front and pedestrian access to the rear. To the rear is a paved courtyard area.

## TENURE & POSSESSION

Freehold and for sale by private treaty.

## COUNCIL TAX

Band D







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.JHWalter 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)

4 High Street Saxby LINCOLN LN1 2LN	Energy rating <b>E</b>	Valid until: 22 July 2035
		Certificate number: 0310-2707-1530-2025-4355

Property type	Semi-detached house
Total floor area	154 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

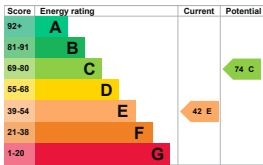
This property's energy rating is E. It has the potential to be C.

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

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

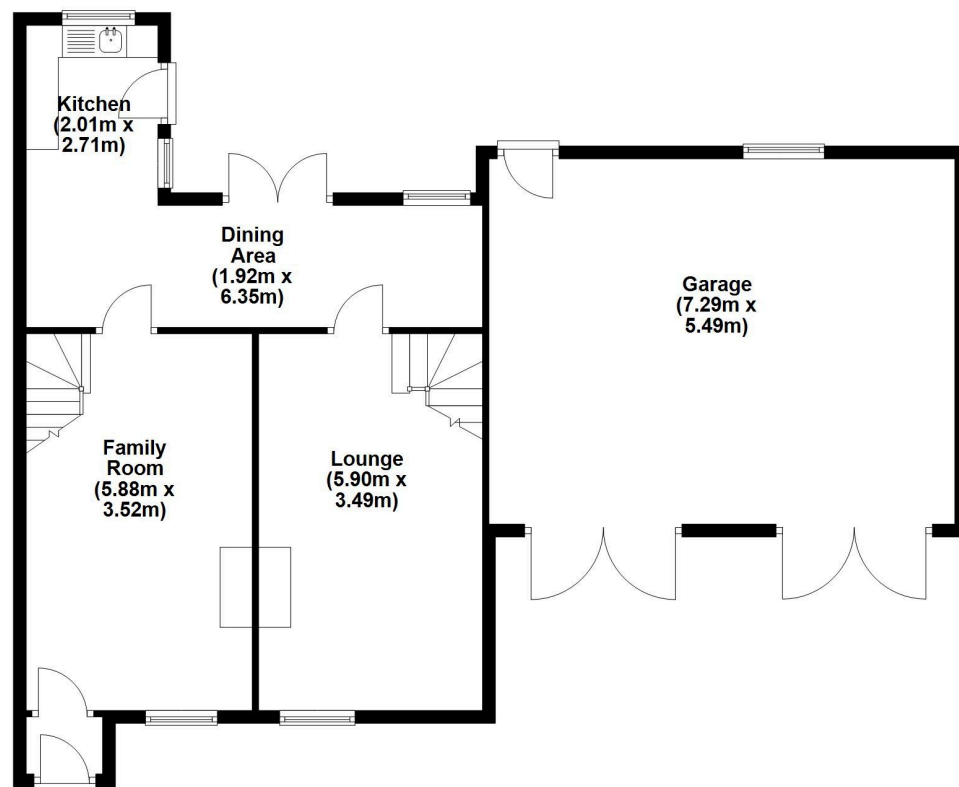
**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

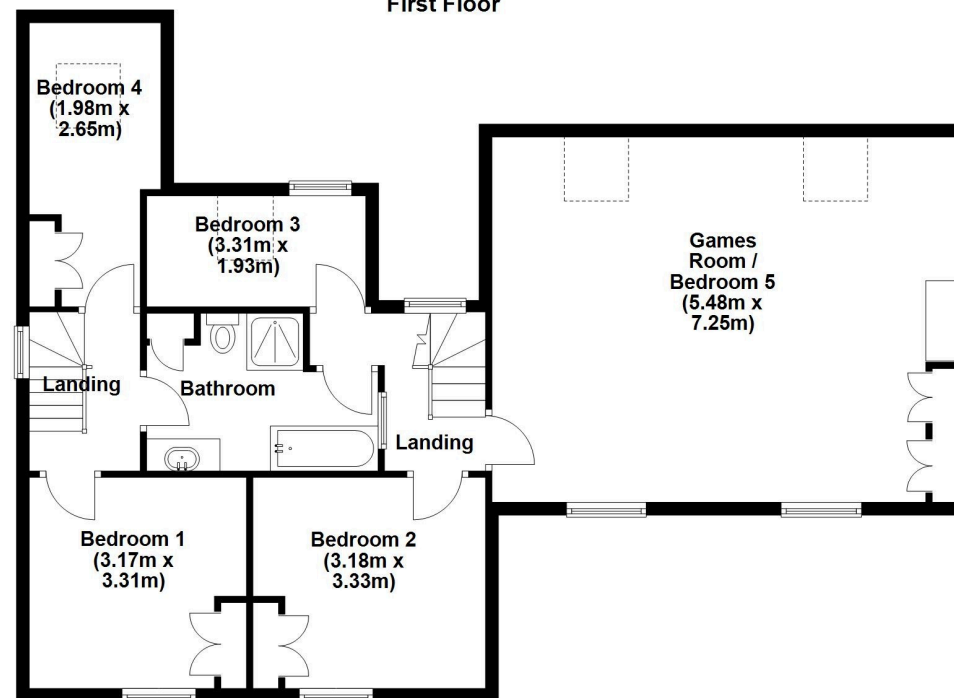




## Ground Floor



## First Floor



## 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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