



4 High Street  
Saxilby, Lincoln

**BROWN & CO JHWalter**



## 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

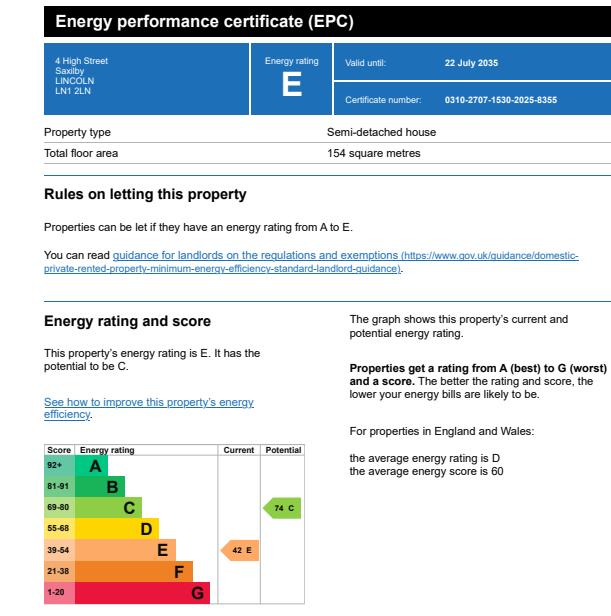
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

## AGENT

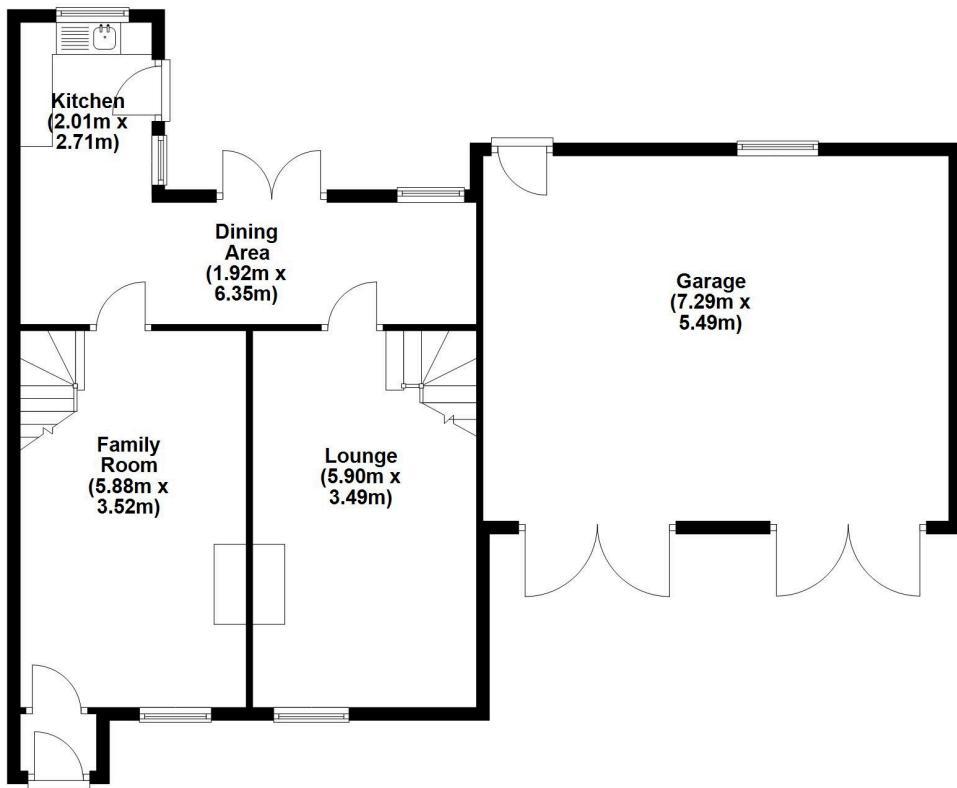
James Drabble

01522 504304

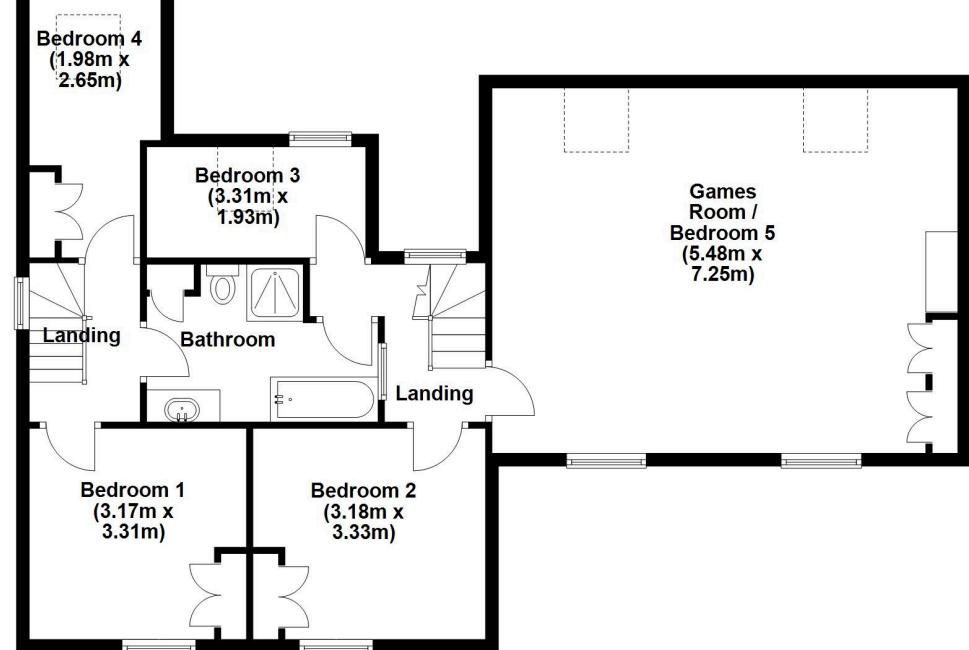
lincolncitycentre@brown-co.com



## Ground Floor



## First Floor



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