



7 Orchard Lane Saxilby, Lincoln, LN1 2HT



Book a Viewing!

£310,000

A deceptively spacious and versatile Four Bedroom Detached Family Bungalow, pleasantly positioned within the ever popular village of Saxilby. Offering well presented and flexible living accommodation, the property comprises of a welcoming Porch and Hallway, comfortable Lounge with log burner, fitted Kitchen, separate Dining Room and an additional Sitting Room. There are Four well appointed Bedrooms, complemented by Two Shower Rooms, along with the added benefit of a useful workshop. Externally, the property is approached via a generous block paved driveway providing ample off street parking. To the rear there is a private and enclosed lawned garden offers a pleasant space for outdoor entertaining and relaxation. Viewing is highly recommended to fully appreciate the space, versatility and enviable position this home enjoys within the thriving village of Saxilby.



Orchard Lane, Saxilby, Lincoln, LN1 2HT



SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Saxilby is a thriving and well-connected village located to the west of the historic Cathedral City of Lincoln, offering an excellent blend of rural charm and everyday convenience. Set alongside the picturesque Fossdyke Canal – reputed to be the oldest canal in the country – the village enjoys scenic waterside walks, open countryside views and a strong sense of community. The village benefits from a wide range of amenities including local shops, supermarkets, cafés, public houses, primary schooling, a doctor's surgery and regular bus and rail services, with Saxilby railway station providing direct links to Lincoln and beyond. Its convenient position also offers easy access to the A57 and A1, making it ideal for commuters.



ACCOMMODATION

PORCH

With double glazed windows to the front and side aspects.

HALL

With airing cupboard, storage cupboard and radiator.

LOUNGE

18' 2" x 13' 1" (5.55m x 4.00m) With a feature log burner, built in storage shelving, two radiators, double glazed windows to the front and side aspects.

KITCHEN

12' 4" x 9' 4" (3.78m x 2.85m) Fitted with a range of wall and base units with work surfaces over, ceramic sink with side drainer and mixer tap over, spaces for fridge freezer, dishwasher and washing machine, eye level electric oven, electric hob with extractor fan over, tiled splashbacks, spotlights and double glazed window to the side aspect.

DINING ROOM

10' 10" x 8' 11" (3.32m x 2.73m) With double glazed window to the side aspect and radiator.

SITTING ROOM

12' 2" x 11' 8" (3.71m x 3.58m) A versatile addition which could make an ideal study, sitting room or hobbies room, with double glazed French doors to the rear garden, window, spotlights and sink unit.

BEDROOM 1

14' 1" x 9' 8" (4.30m x 2.96m) With double glazed window to the rear aspect, built-in wardrobe and radiator.

BEDROOM 2

11' 10" x 9' 11" (3.63m x 3.03m) With double glazed window to the front aspect and radiator.

BEDROOM 3

9' 11" x 8' 11" (3.03m x 2.73m) With double glazed window to the side aspect, built-in wardrobes and radiator.

BEDROOM 4

10' 3" x 8' 0" (3.14m x 2.45m) With double glazed window to the side aspect and radiator.

FAMILY SHOWER ROOM

Fitted with a four piece suite with two shower cubicles, pedestal wash hand basin, close coupled WC, tiled splashbacks, chrome towel radiator, spotlights, radiator and double glazed window to the rear aspect.

SHOWER ROOM

Fitted with a three piece suite with shower cubicle, pedestal wash hand basin, close coupled WC, tiled splashbacks, chrome towel radiator and spotlights.

WORKSHOP

15' 6" x 7' 9" (4.73m x 2.37m) With double glazed windows to the front and rear aspects and spotlights.





OUTSIDE

To the front of the property there is a generous block paved driveway behind hedging providing off street parking for multiple vehicles. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating area with pagoda above, mature shrubs and garden shed.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, BrIDGE McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CMH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

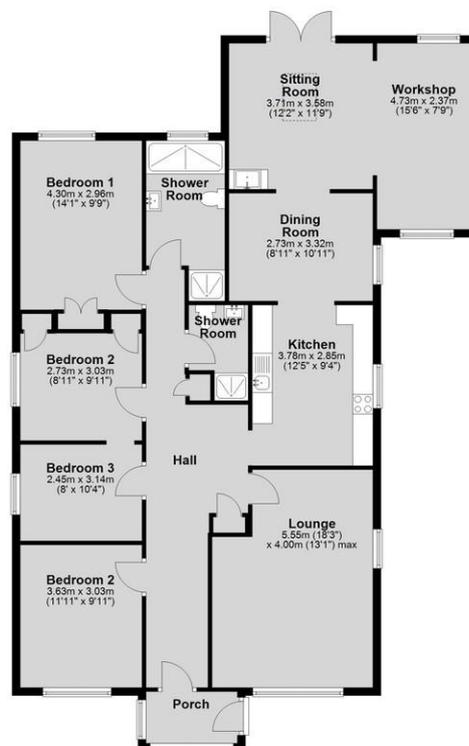
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 141.7 sq. metres (1525.3 sq. feet)



Total area: approx. 141.7 sq. metres (1525.3 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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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