



Daubeney Avenue, Saxilby



**£190,000**

- Mid-Terrace House
- Three Bedrooms
- Kitchen Diner
- Popular Village
- GCH and Double Glazing
- Driveway
- Leasehold
- EPC rating C





THREE BEDROOM Terrace House, Situated in the popular village of Saxilby. Perfectly positioned within walking distance of the local Primary School, doctors and shops. The accommodation on offer comprises Entrance Hall, Lounge, Kitchen Diner and WC to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Externally the property offers off street parking to the front and to the rear there is an enclosed lawned garden with patio area. The property benefits from double glazing and gas central heating.

### Entrance Hall

External door to front aspect and stairs to first floor.

### Lounge

4.47m x 3.5m (14'8" x 11'6")

Window to front aspect, understairs cupboard and radiator.

### Kitchen

2.74m x 2.28m (9'0" x 7'6")

Window to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, single electric oven, four burner gas hob with extractor over and space and plumbing for washing machine.

### Dining Area

2.82m x 2.13m (9'4" x 7'0")

Patio doors to rear aspect and radiator.



## WC

Window to front aspect and fitted with wash hand basin, low level WC and radiator.

## Landing

Access to roof space.

## Bedroom One

4.01m x 2.46m (13'2" x 8'1")

Window to front aspect, fitted wardrobes and radiator.

## Bedroom Two

2.74m x 2.49m (9'0" x 8'2")

Window to rear aspect and radiator.

## Bedroom Three

2.59m x 1.95m (8'6" x 6'5")

Window to front aspect and radiator.

## Bathroom

1.93m x 1.7m (6'4" x 5'7")

Window to rear aspect and fitted with panel bath with shower over, low level WC, wash hand basin, radiator and extractor.

## Outside

To the front of the property there are parking spaces for two vehicles. To the rear is an enclosed rear garden and patio area with the remainder laid to lawn with pedestrian access to the rear.

## Agent Note

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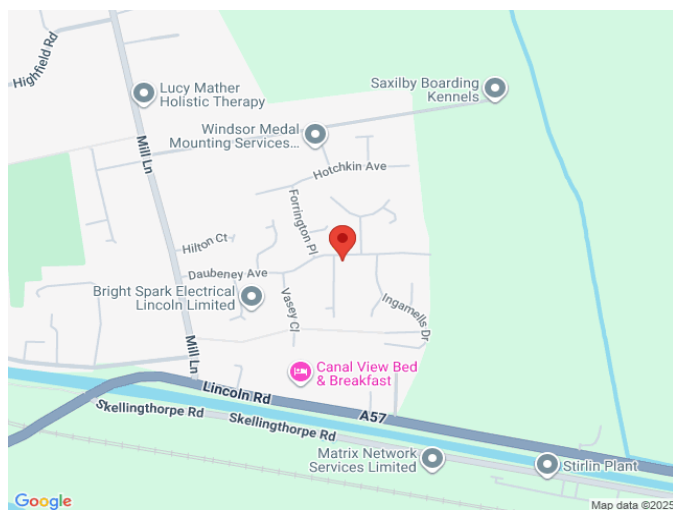


# Floorplan



DAUBENEY AVENUE, SAXILBY, LN1

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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