



Daubeney Avenue, Saxilby



£160,000

- Modern mid-town House
- Two Bedrooms
- NO ONWARD CHAIN
- Off Street Parking
- Popular Village Location
- Spacious Living / Dining Room
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- EPC Rating D



A well-presented modern mid-town house, ideally positioned within the popular village of Saxilby and offered for sale with no onward chain.

The property offers well-proportioned accommodation comprising a kitchen and spacious open-plan living/dining room, with patio doors providing direct access to the rear garden—creating an ideal space for both relaxing and entertaining.

To the first floor are two double bedrooms and a family bathroom.

Externally, the property benefits from an enclosed, low-maintenance rear garden and off-street parking.

An excellent opportunity for first-time buyers, downsizers or investors looking for a well-positioned home in this popular village.

Hall

Entering from the front door, leading to the Kitchen, Living room and upstairs.

Kitchen 8'8" x 6'7" (2.6m x 2m)

Fitted with a washing machine, oven, hob and extractor with a window to the front aspect.



Living room 13'10" x 12'2" (4.2m x 3.7m)

Entering from the hall, spacious living area with under stairs storage and patio doors to the garden.

Bathroom 5'9" x 5'7" (1.8m x 1.7m)

Family bathroom with three piece white suite and window to the rear aspect.

Bedroom 1 11'8" x 10'5" (3.6m x 3.2m)

Double bedroom with window to the front aspect.

Bedroom 2 10'1" x 6'9" (3.1m x 2.1m)

With window to the rear aspect.

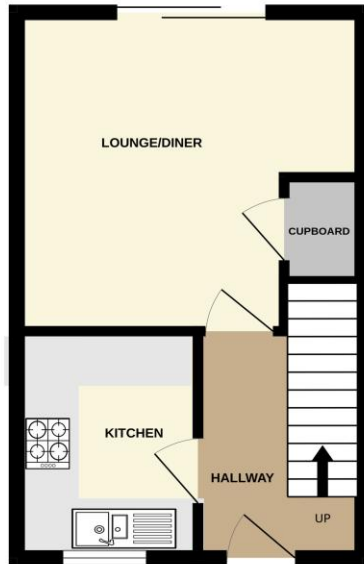
Garden

Low maintenance enclosed rear garden with access to off road parking.

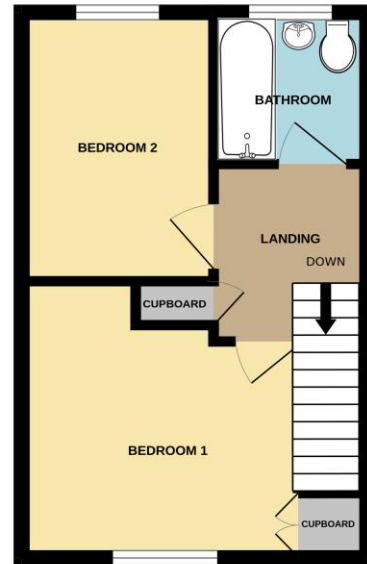
Agents note

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GROUND FLOOR
262 sq.ft. (24.4 sq.m.) approx.



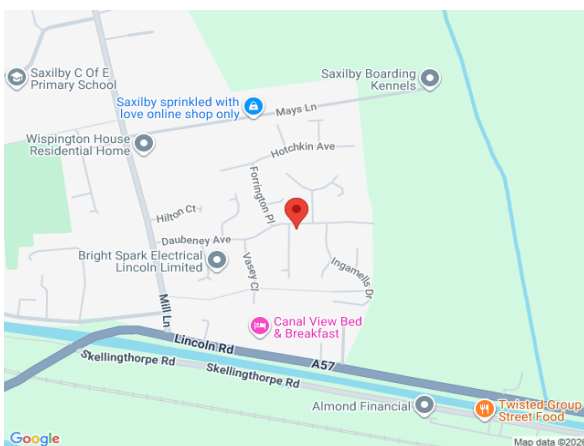
1ST FLOOR
262 sq.ft. (24.4 sq.m.) approx.



DAUBENEY AVENUE, SAXILBY LN1 2WA

TOTAL FLOOR AREA : 525 sq.ft. (48.8 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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