



**38 Church Road, Saxilby,
Lincoln, LN1 2HJ**

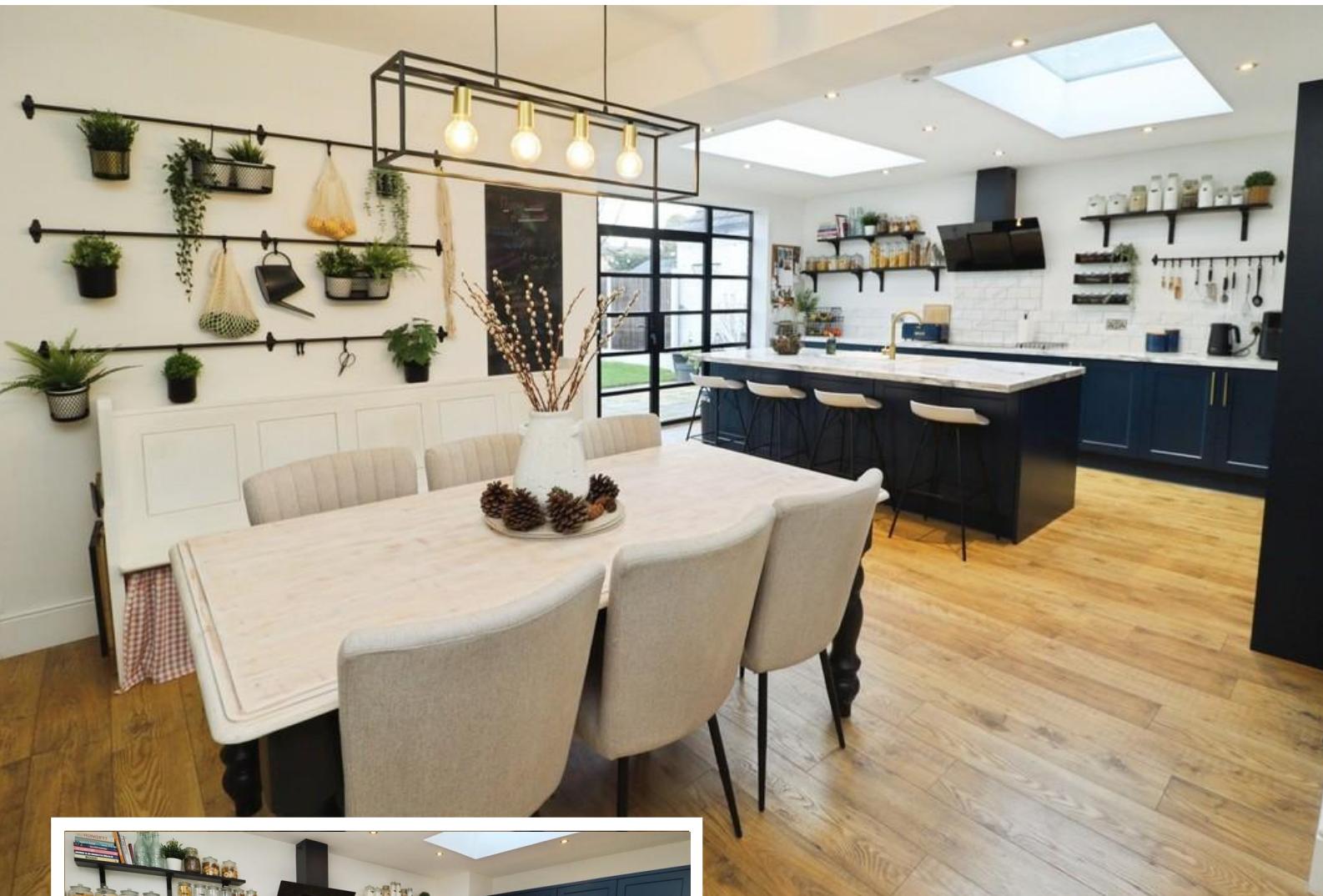


Book a Viewing!

£475,000

A rare opportunity to acquire a beautifully presented Period Family Home, ideally positioned close to the heart of the popular village of Saxilby. The current owners have significantly enhanced the property to an impeccable standard, creating a spacious and versatile home perfectly suited to modern family living. The accommodation briefly comprises of a welcoming Entrance Hall, a Bay Fronted Lounge featuring a log burner, a separate Sitting Room with log burner, and a truly impressive Open Plan Kitchen/Dining Room fitted with integrated appliances. Additional Ground Floor spaces include a Utility Room, Pantry/Store Room and a contemporary Shower Room. To the First Floor, the Landing leads to Four well appointed Bedrooms and a stylish Family Bathroom. Externally, the property benefits from a lawned front garden, a block paved driveway providing parking for multiple vehicles, and a generous enclosed rear garden ideal for families and entertaining. Early viewing is highly recommended to fully appreciate the quality, space and village location of this exceptional family home.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Saxilby is a medium sized village to the West of Lincoln. The village offers a wide range of local amenities including schools, shop, public houses and train station. There are regular bus and train services in and out of Lincoln.





ACCOMMODATION

ENTRANCE HALL

A welcoming entrance hall accessed by a main entrance door with stained glass inserts, a staircase rising to the first floor, understairs storage cupboard, radiator, dado rail and original tiled flooring.

LOUNGE

13' 11" x 13' 5" (4.25m x 4.11m) With double glazed sash bay window to the front aspect, log burner set on a tiled hearth, side storage cupboards, wood effect flooring, radiator, picture rail and decorative ceiling rose.

SITTING ROOM

12' 11" x 11' 11" (3.94m x 3.65m) With double glazed sash window to the side aspect, decorative log burner set on a tiled hearth, wood effect flooring, radiator and picture rail.

KITCHEN/DINING ROOM

25' 2" x 17' 8" (7.68m x 5.40m) A fantastic heart of the home offering spacious open plan accommodation. The kitchen is fitted with a high specification range of wall and base units, complemented by a central island with breakfast bar and a 1½ bowl sink with side drainer and mixer tap. Integrated appliances include an eye level double electric oven, induction hob with extractor over, two fridge freezers and a dishwasher. Double glazed French doors with side windows open onto the rear garden, while two roof windows flood the space with natural light. Further features include spotlights, wood effect flooring and a stylish tall radiator. The dining area boasts a decorative fireplace, double storage cupboard, wood effect flooring and radiator, creating an ideal space for entertaining.

UTILITY ROOM

With spaces for washing machine and tumble dryer, wood effect flooring, electric radiator, double glazed window to the side aspect and door to the garden.

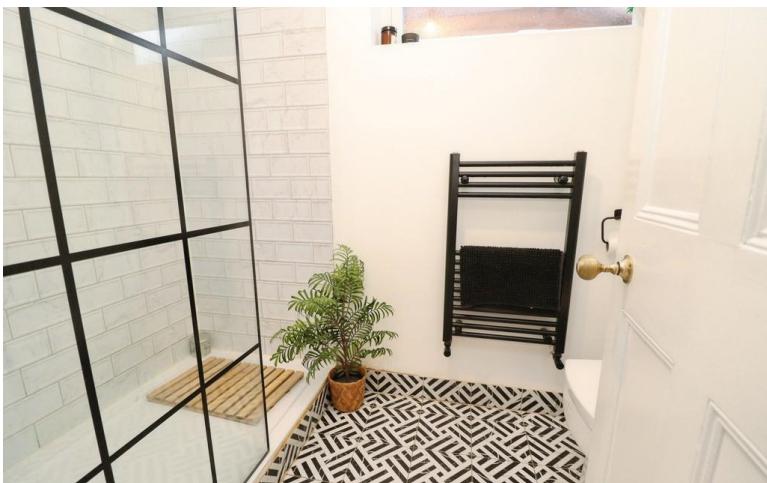
PANTRY With storage cupboards and shelving, stainless steel sink with mixer tap, tiled splashbacks and wood effect flooring.

SHOWER ROOM

Fitted with a stylish three piece suite comprising of a walk in shower cubicle with rainfall shower, close coupled WC and wall hung wash hand basin, towel radiator, tiled flooring, splashbacks and double glazed window to the rear aspect.

FIRST FLOOR LANDING

With picture rail and loft access point.





BEDROOM 1

13' 10" x 11' 7" (4.23m x 3.54m) With two double glazed sash windows to the front aspect, two double fitted wardrobe, exposed floorboards, radiator and picture rail.



BEDROOM 2 12' 11" x 12' 0" (3.96m x 3.67m) With double glazed sash window to the rear aspect, exposed floorboards, radiator and picture rail.

BEDROOM 3

13' 6 (max)" x 11' 5" (4.11m x 3.50m) With double glazed sash window to the side aspect, exposed floorboards and radiator.

BEDROOM 4

10' 1" x 6' 10" (3.09m x 2.10m) With double glazed sash window to the front aspect, exposed floorboards and radiator.

BATHROOM

Fitted with a stylish three piece suite comprising of a claw foot bath tub with rainfall shower and glass shower screen, close coupled WC and pedestal wash hand basin, radiator, tiled flooring, splashbacks and double glazed sash window to the side aspect.

OUTSIDE

To the front of the property there is a lawned garden with mature shrubs setting the home away from the street, behind low level wall with decorative railing. There is a generous block paved driveway providing ample off street parking for multiple vehicles. To the rear of the property there is a generous enclosed garden laid mainly to lawn with patio, decked seating areas, garden shed and established trees.



WEBSITE
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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sills & Betteridge, Ringos Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & 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 purchase from them.

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

Caverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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 roughly checked.

GENERAL

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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

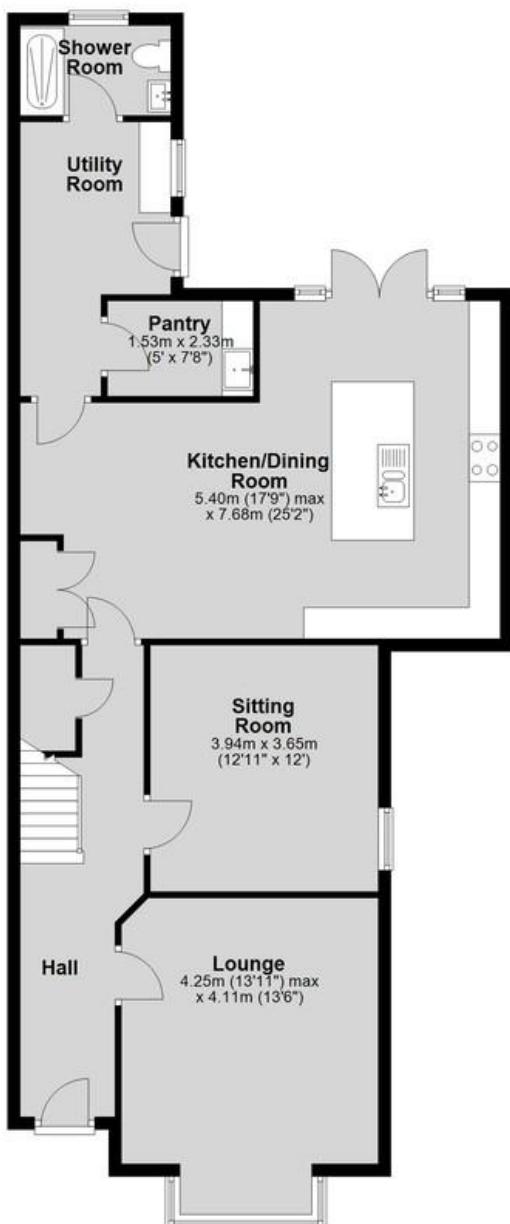
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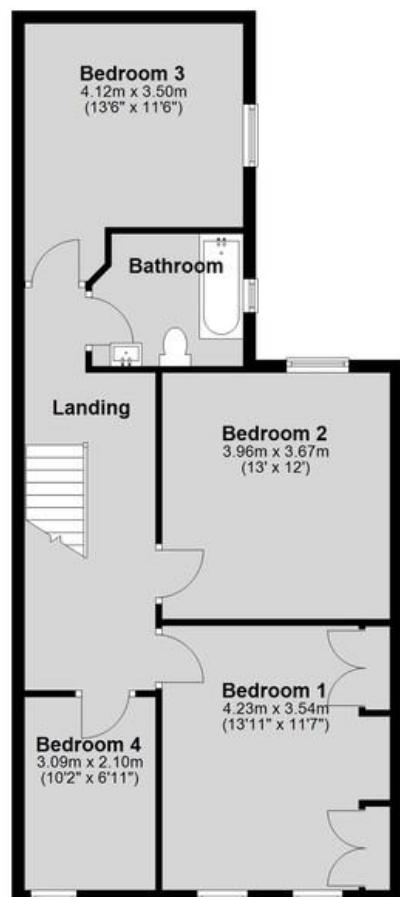


Ground Floor

Approx. 99.4 sq. metres (1070.2 sq. feet)

**First Floor**

Approx. 67.7 sq. metres (729.2 sq. feet)



Total area: approx. 167.2 sq. metres (1799.4 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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 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.