



22 Thonock Drive

Saxilby, LN1 2JE



Book a Viewing!

£225,000

This is a Three Bedroom Chalet Style Semi Detached property positioned in this popular village location of Saxilby. The property offers well presented accommodation briefly comprising of a kitchen, lounge diner and side entrance porch, with stairs rising to the first floor landing giving access to three bedrooms and a bathroom. Outside, the property is approached via a block paved driveway providing off-street parking for vehicles and giving vehicle access to the integral single garage. There is a further lawned garden to the front, with a paved seating area, lawn, decking and pond to the rear.





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

KITCHEN

19' 11" x 8' 7" (6.09m x 2.63m) With UPVC window and door to the front, UPVC window to the side, radiator, glass panelled door to the side entrance porch and UPVC window overlooking the rear garden. Tiled flooring and fitted with a range of modern base units and drawers with work surfaces over, composite sink with mixer tap, space and plumbing for washing machine, space for cooker, wall mounted cupboards, complementary splashback and space for fridge.

LOUNGE/DINER

19' 11" x 11' 0" (6.09m x 3.36m) With UPVC window to the front, double doors and windows providing access and views over the rear garden, pond and patio area. Wooden laminate flooring, log burner, radiator and space for dining table.



PORCH

With UPVC door to the front, wooden door to the rear and glass panelled door leading into the kitchen.

FIRST FLOOR LANDING

First floor landing with access to the roof void, wooden laminate flooring, fitted cupboard and doors leading to three bedrooms and the bathroom.

BEDROOM 1

9' 4" x 10' 11" (2.86m x 3.34m) With UPVC window overlooking the rear garden and radiator.

BEDROOM 2

9' 7" x 10' 11" (2.93m x 3.34m) With UPVC window to the front and radiator.



BEDROOM 3

6' 2" x 9' 0" (1.90m x 2.75m) With UPVC window to the rear and radiator.

BATHROOM

6' 4" x 5' 8" (1.94m x 1.73m) With UPVC window to the side, tiled walls and tiled floor. Suite comprising bath with separate shower over, WC and hand wash basin.

GARAGE

18' 6" x 7' 11" (5.64m x 2.42m) With up-and-over door to the front, window to the rear, door providing access to the rear garden, power and lighting.

OUTSIDE

To the front there is block paved driveway providing off-street parking for vehicles and giving vehicle access to the integral garage, with lawned garden and flowerbeds. To the rear of the property there is a paved seating area, decking, lawned garden, flowerbeds and a pond with water feature.

IMAGE DISCLAIMER

Some images have been digitally enhanced using computer-generated finishing and/or virtual staging to show how the property may look once completed. This may include flooring, carpets, decoration, furniture, soft furnishings, landscaping and general finishing touches.

The flooring shown is not currently installed and is for illustrative purposes only. Final flooring, finishes, colours, materials and specification may vary from those shown and should not be relied upon as an exact representation.

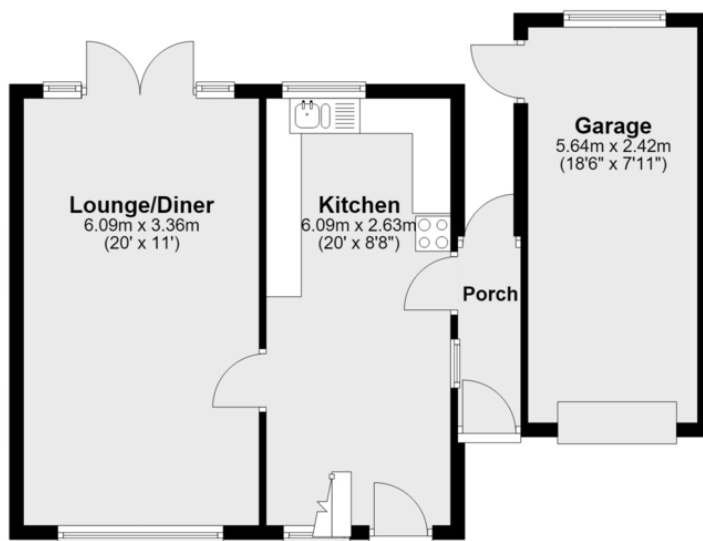


All images are intended as a guide only. Buyers should satisfy themselves by viewing the property in person and confirming the final specification with the selling agent before making any decisions.



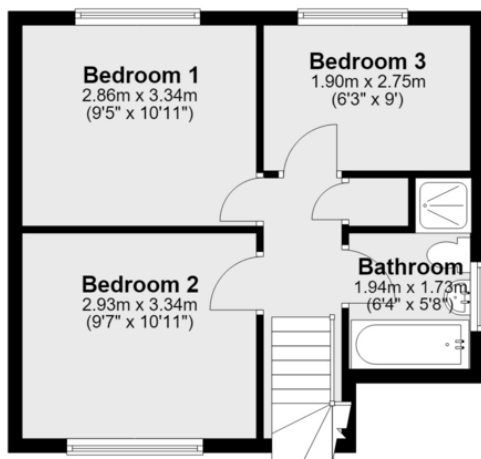
Ground Floor

Approx. 53.4 sq. metres (575.1 sq. feet)



First Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



Total area: approx. 88.4 sq. metres (951.2 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

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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.

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