







Church Lane, Saxilby, Lincoln

Offers In Excess Of £290,000

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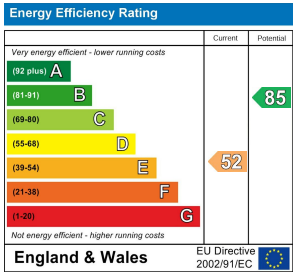
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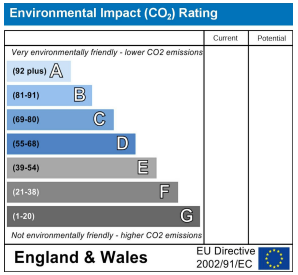
House - Detached

3 Bedrooms, 1 Bathroom

Offers In Excess Of £290,000

- Detached Cottage
- Recently Renovated Throughout
- Driveway Parking
- Front and Rear Gardens
- Spacious Family Home
- 22ft Lounge and 21ft Kitchen Diner
- Kitchen with Fitted Appliances
- Utility and Cloakroom
- Village Location
- No Onward Chain





Detached renovated three/four bedroom cottage within the popular village of Saxilby. Comprising internally of an entrance hall, 22ft lounge, 21ft kitchen diner with appliances, utility and cloakroom, study/bedroom, three further bedrooms and a family bathroom. Front and rear gardens with driveway parking for several vehicles.
Sold with no onward chain.

EPC Rating - E (prior to refurbishment)
Council Tax Band - C
Tenure - Freehold

ENTRANCE HALL
PVC side entrance door onto tiled flooring, pendant fitting and a radiator. Feature wooden beams to the ceiling.

BEDROOM 4/STUDY
11'1" x 5'4"
PVC window to the side aspect, carpet flooring, pendant fitting and a radiator.

BOILER ROOM
7'0" x 5'4"
Tiled flooring, pendant fitting and a wall mounted Main Eco Compact Combi boiler with EPH wireless controls.









LOUNGE
22'3" x 11'1" max measurements
Two PVC bay windows to the front aspect, carpet flooring, two radiators and four light fittings. Feature wooden beams to the ceiling and a useable open fire with hearth and surround.

KITCHEN/DINER
21'4" x 10'2"
Base and eye level units with roll edge worksurfaces, complimentary upstands and an inset composite sink and drainer. Fitted electric double oven, hob and extractor plus an integrated fridge freezer and dishwasher. Tiled flooring and a fitted matwell, radiator, PVC bay window to the side aspect, PVC window and door to the rear aspect. Ceiling light fittings, housed mains consumer unit, pantry style storage cupboard and stairs rising to the first floor.

UTILITY ROOM
6'2" x 5'11"
Base and eye level units with roll edge worksurfaces, complimentary upstands and an inset stainless steel sink and drainer. Space and plumbing for a washing machine, pendant fitting, vinyl flooring and access to the loft.

CLOAKROOM
3'11" x 3'6"
Low level WC, wall mounted sink, PVC window to the rear, vinyl flooring, radiator and a light fitting.

STAIRS/LANDING
Carpet flooring and a pendant fitting.

BATHROOM
7'7" x 7'1"
Low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. Vinyl flooring, PVC window to the side, light fitting, heated towel rail and access to the loft.

BEDROOM 2
10'0" x 9'0"
PVC window to the front aspect, carpet flooring, pendant fitting and a radiator.

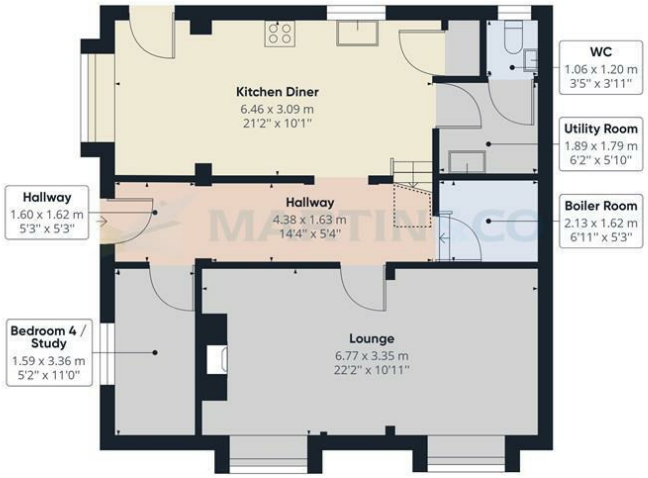
BEDROOM 1
12'0" x 11'2"
PVC window to the front aspect, carpet flooring, pendant fitting and a radiator.

BEDROOM
9'11" x 5'5"
PVC window to the side aspect, carpet flooring, pendant fitting and a radiator.

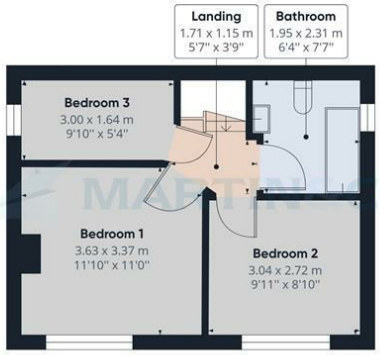
OUTSIDE
The front of the property offers space for multiple vehicles to park off road on a gravelled driveway. Barked areas to either side and planted shrubbery. The rear of the property is mainly laid to lawn with gravelled and barked areas, planted shrubbery and a concrete patio.

FIXTURES & FITTINGS
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Floor 0



Floor 1

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Approximate total area(1)

101.12 m²

1088.46 ft²

Reduced headroom

0.76 m²

8.13 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman