



King&Co.

6 OTTER AVENUE, SAXILBY,
LINCOLN, LN1 2HU
£295,000





MATERIAL INFORMATION

Construction - Cavity wall

Council taxband - B

EPC rating - E

Heating - Oil central heating

Utilities - Mains, electric, water and drainage

Mobile - Mobile coverage available

Broadband - For more information on broadband and mobile coverage go to: checker.ofcom.org.uk

DESCRIPTION

A well-maintained and deceptively spacious three bedroom detached bungalow standing within this popular and sought after village.

6 Otter Avenue boasts a spacious south-facing rear garden which has been landscaped to include modern concrete pathways and spacious patio standing adjacent to the rear conservatory, providing an ideal summer's entertaining area or al fresco dining space.

Enjoying three bedrooms, spacious lounge, modern wetroom, kitchen, utility, conservatory, and attached rear porch which gives a covered entrance to the attached garage.





In the Agent's opinion, a formal viewing is essential to appreciate the accommodation on offer which comprises;

LOBBY

6' 11" x 7' 2" (2.12m x 2.20m)

LOUNGE

16' 1" x 11' 11" (4.91m x 3.64m)

KITCHEN

11' 11" x 9' 10" (3.65m x 3.02m)

UTILITY

6' 7" x 10' 2" (2.02m x 3.12m)

CONSERVATORY

9' 10" x 9' 3" (3.01m x 2.84m)

BEDROOM 1

12' 4" x 9' 11" (3.78m x 3.04m)

BEDROOM 2

9' 10" x 9' 10" (3.02m x 3.01m)

BEDROOM 3

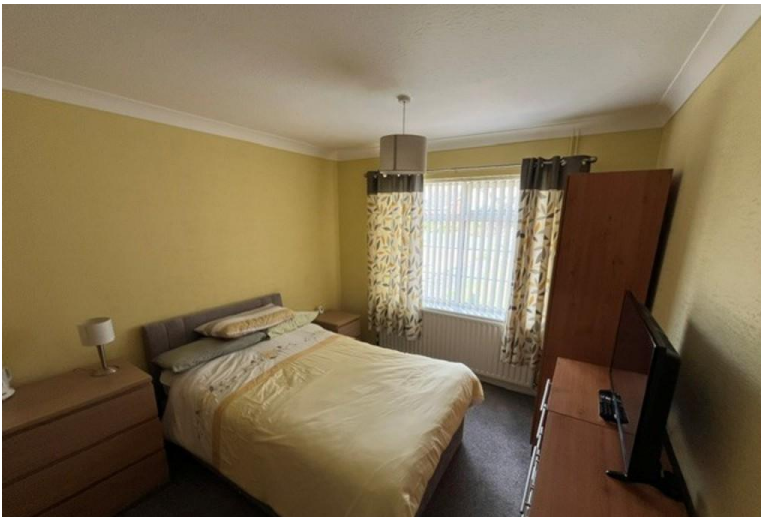
8' 11" x 6' 4" (2.73m x 1.95m)

WET ROOM

10' 0" x 6' 9" (3.07m x 2.07m)

GARAGE

17' 3" x 8' 5" (5.28m x 2.59m)





ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

VIEWINGS

Strictly by prior appointment through the Agent's office on 01522 525255

TENURE

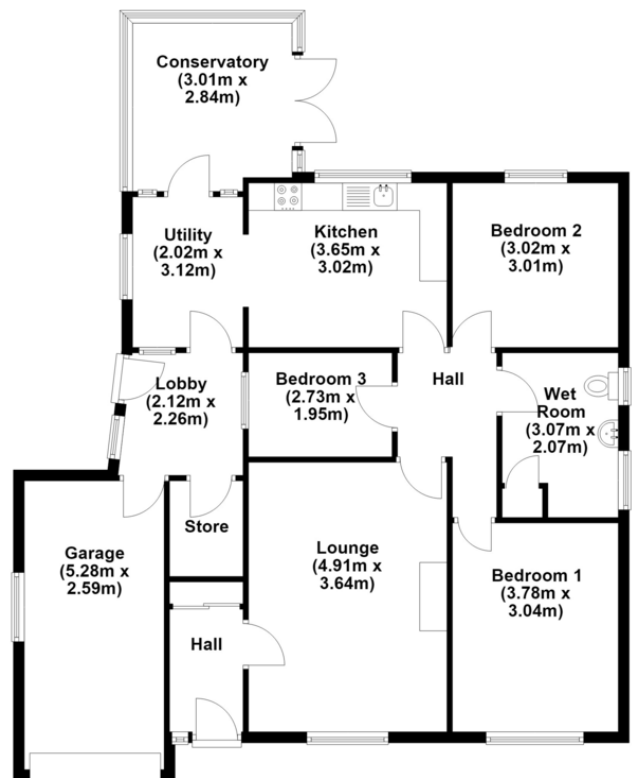
We understand that the property is freehold. Vacant possession will be given upon completion.

SERVICES

Mains electricity, water and drainage are connected to the property. Central heating is provided to a radiator system from an oil-fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

Ground Floor

Approx. 109.1 sq. metres (1174.0 sq. feet)



Total area: approx. 109.1 sq. metres (1174.0 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.

Plan produced using PlanUp.

