

29 Daubeney Avenue

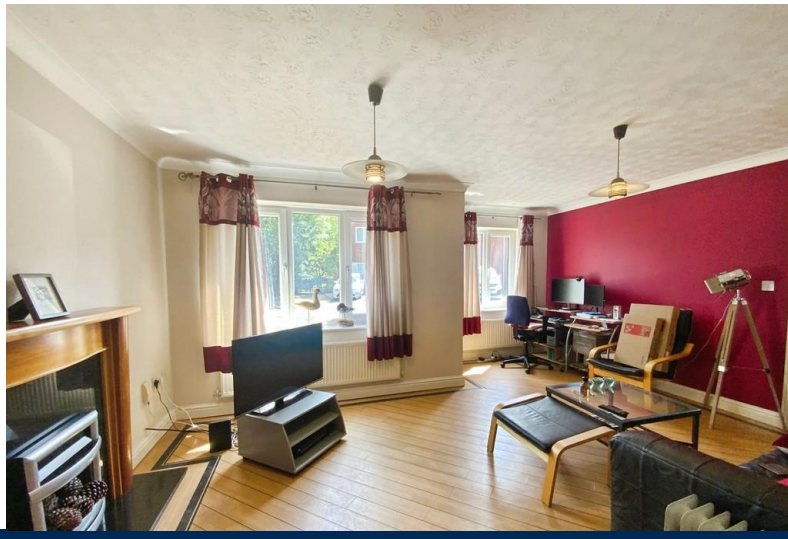
Saxilby, LN1 2WA

Book a Viewing!

£310,000

A modern Three Bedroom Detached Family Home positioned towards the end of Daubeney Avenue within the popular village of Saxilby. The property offers well presented living accommodation comprising an Entrance Hallway, WC, modern fitted Kitchen, Utility Room, Dining Room and spacious Lounge. To the First Floor there are Three Bedrooms, a Family Bathroom and an En-suite Shower Room to the Main Bedroom. Outside, the property benefits from a driveway providing off-street parking and giving access to a detached single garage, together with gardens to the front and rear.





29 Daubeney Avenue, Saxilby, LN1 2WA







SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

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.









ACCOMODATION

INNER HALLWAY
With UPVC entrance door to the front aspect, stairs rising to the first floor landing, radiator and doors leading to the lounge, kitchen and WC.

LOUNGE
16' 11" x 7' 8" (5.17m x 2.35m) A spacious lounge with two UPVC windows to the front elevation, radiators and archway leading into the dining room.

DINING ROOM
8' 7" x 10' 4" (2.63m x 3.15m) With UPVC sliding patio doors leading to the rear garden, radiator, space for a dining table and door leading into the kitchen.

KITCHEN
8' 7" x 9' 10" (2.63m x 3.01m) Fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap, integral electric oven, four ring hob with extractor fitted above, spaces for fridge and freezer, wall mounted cupboards, tiled splashbacks, tiled flooring, radiator, UPVC window overlooking the rear garden and doors leading to the utility room and dining room.

UTILITY ROOM
7' 7" x 5' 2" (2.33m x 1.59m) With work surface, radiator and space and plumbing for an automatic washing machine.

WC
Fitted with a low level WC, wash hand basin, radiator and tiled walls.

LANDING
Giving access to three bedrooms, airing cupboard and family bathroom.

BEDROOM 1
10' 2" x 9' 8" (3.11m x 2.96m) With UPVC window to the rear elevation, radiator and door leading to the en-suite shower room.

EN-SUITE
5' 10" x 6' 2" (1.78m x 1.88m) Fitted with a shower cubicle, low level WC, wash hand basin, partly tiled walls, radiator and UPVC window to the rear aspect.

BEDROOM 2
10' 3" x 9' 10" (3.13m x 3.01m) With UPVC window to the front elevation and radiator.

BEDROOM 3
10' 4" x 12' 4" (3.15m x 3.76m) With UPVC window to the front elevation, radiator and over stairs storage cupboard.

BATHROOM
6' 0" x 7' 5" (1.85m x 2.27m) With a panelled bath with shower fitted over, low level WC, wash hand basin, partly tiled walls, radiator and UPVC window to the rear elevation.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & 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 sale and £150 per purchase from them.

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

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then 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 thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

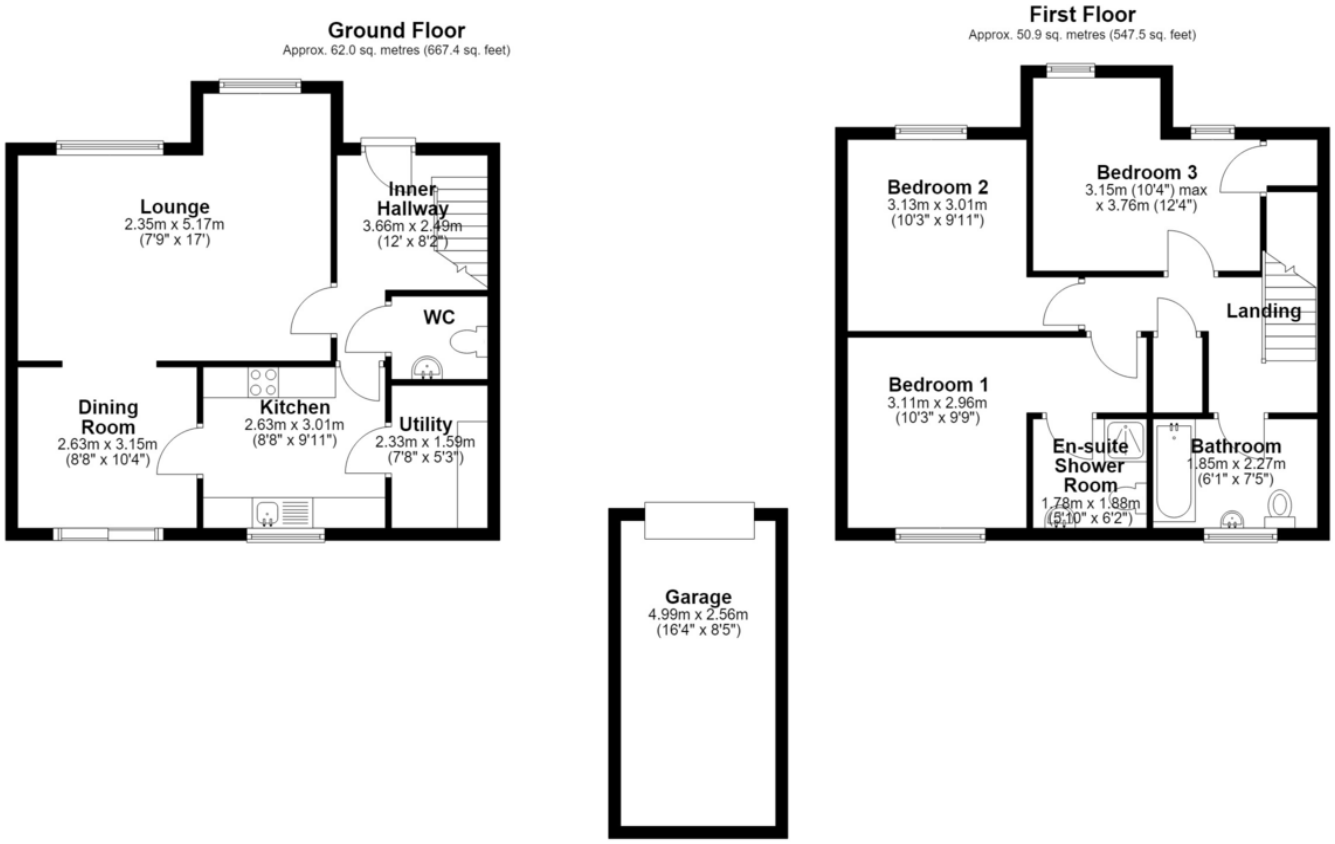
Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

OUTSIDE

To the front of the property there is a lawned garden with decorative gravel beds and pathway leading to the front entrance door. To the side there is a driveway providing off-street parking and giving access to the detached garage. To the rear there is garden mainly laid to lawn with a paved seating area.

GARAGE

16' 4" x 8' 4" (4.99m x 2.56m) With up-and-over door to the front together with power and lighting.



Total area: approx. 112.9 sq. metres (1215.0 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 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 are 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.

The Property Ombudsman