

4 South Parade

Saxilby, LN1 2HQ

Book a Viewing!

£185,000

Three Bedroom Bay Fronted Semi Detached Home arranged over three floors and offered for sale with No Onward Chain.

Requiring a programme of modernisation and refurbishment throughout, the property presents an excellent opportunity for buyers looking to create a characterful home to their own tastes. Offering spacious accommodation, period features and a highly convenient village location, the property provides fantastic scope and potential.

The accommodation comprises of an Entrance Hall, Lounge, Dining Room, Kitchen, Ground Floor Wet Room, Three Bedrooms arranged over two floors and a rear garden with off-road parking.





4 South Parade, Saxilby, LN1 2HQ







LOCATION
South Parade occupies a highly convenient position within the heart of Saxilby, just a short walk from the village centre and its excellent range of amenities. The property is ideally situated within easy reach of the Lincolnshire Co-op Food Store, Post Office, local convenience stores, pharmacy, cafés, takeaway outlets and public houses, making day-to-day living exceptionally convenient.

Families are well catered for with Saxilby Church of England Primary School located nearby, whilst St Botolph's Church remains a focal point of the village community. For commuters, Saxilby Railway Station provides direct rail links towards Lincoln, Doncaster and Sheffield, alongside regular bus services connecting the village to Lincoln and surrounding areas.

Combining excellent local amenities, strong transport links and a welcoming community atmosphere, Saxilby continues to be one of the most sought after villages on the outskirts of Lincoln.

ACCOMMODATION

ENTRANCE HALL
With access to the ground floor accommodation and staircase rising to the first floor landing.









LOUNGE
11' 8" x 9' 10" (3.56m x 3m) With UPVC bay window to the front aspect.

DINING ROOM
11' 8" x 11' 5" (3.56m x 3.48m) With feature fireplace, under stairs storage cupboard, additional built-in storage cupboard and a UPVC window overlooking the rear aspect.

KITCHEN
23' 3" x 5' 10" (7.09m x 1.78m) Fitted with a range of wall and base units, work surfaces and a breakfast bar, stainless steel sink with mixer tap, eye-level oven and grill, electric hob, space for a fridge/freezer and space and plumbing for a washing machine, tiled flooring and a UPVC window to the side aspect.

WET ROOM
7' 1" x 6' (2.16m x 1.83m) Fitted with an electric shower, WC and wash hand basin, waterproof flooring, tiled splashbacks, extractor fan and frosted UPVC window to the rear aspect.

FIRST FLOOR LANDING
With access to two double bedrooms and staircase rising to the second floor.

BEDROOM 1
11' 8" x 9' 10" (3.56m x 3m) With UPVC window to the front aspect.

BEDROOM 2
11' 8" x 8' 8" (3.56m x 2.64m) With UPVC window to the rear aspect, built-in storage cupboard and airing cupboard.

BEDROOM 3
17' 10 max" x 11' 8" (5.44m x 3.56m) A third bedroom occupying the second floor with UPVC window to the side aspect.

OUTSIDE
To the front of the property, there is both off-road parking and additional on-street parking available. The property sits behind a low brick boundary wall and benefits from side access leading to the rear garden.
The rear garden is designed for ease of maintenance and is predominantly paved, complemented by planted beds and a garden shed.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A (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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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.

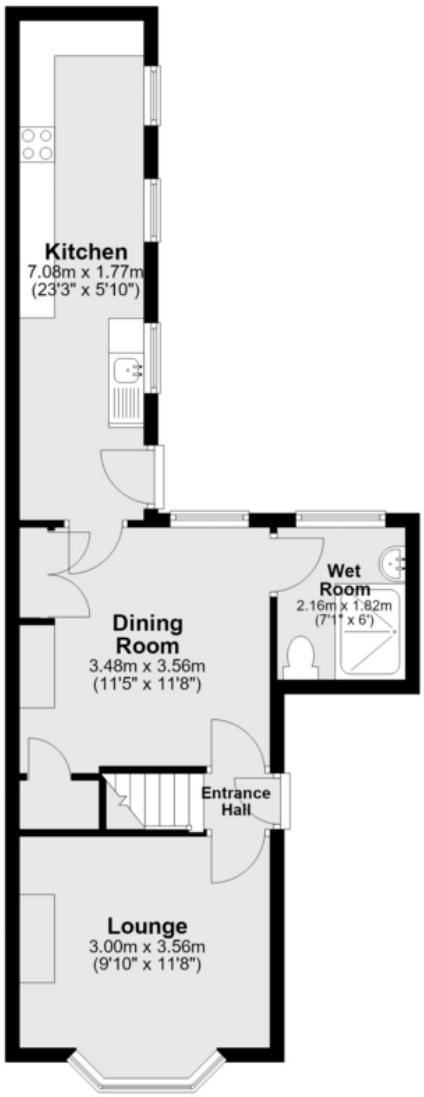
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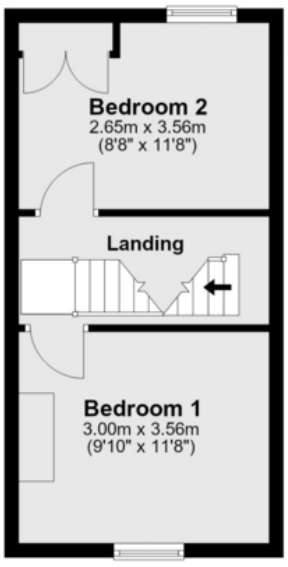
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Ground Floor
Approx. 43.4 sq. metres (467.5 sq. feet)



First Floor
Approx. 26.3 sq. metres (283.0 sq. feet)



Second Floor
Approx. 18.9 sq. metres (203.5 sq. feet)



Total area: approx. 88.6 sq. metres (953.9 sq. feet)

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

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The Property Ombudsman