



**12 Field Avenue, Saxilby,
Lincoln, LN1 2SR**



Book a Viewing!

£315,000

A beautifully presented modern three bedroom detached family home, ideally positioned within the highly sought after village of Saxilby. Finished to an exceptional standard throughout, the property offers stylish and spacious accommodation comprising of Entrance Hall, comfortable Lounge, light and airy Conservatory, contemporary Kitchen/Diner, Utility Room and Cloakroom/WC. To the First Floor, the Landing leads to three well proportioned Bedrooms, including a superb Principal Bedroom with En-suite Shower Room, together with a beautifully appointed Family Shower Room. Occupying a generous plot, the property benefits from a block paved driveway providing ample off street parking for several vehicles, a single garage and a beautifully maintained, enclosed rear garden offering a high degree of privacy and an ideal space for relaxing or entertaining. This exceptional home is perfect for modern family living and an internal viewing is highly recommended to fully appreciate the quality of accommodation on offer.





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

HALL

With staircase to the first floor.

LOUNGE

18' 0" x 10' 9" (5.50m x 3.28m) With double glazed window to the front aspect with wooden shutters, double glazed sliding patio doors to the conservatory and two radiators.

CONSERVATORY

10' 6" x 9' 9" (3.21m x 2.98m) With double glazed French doors to the rear garden, laminate flooring and wall lights.



KITCHEN/DINER

18' 0" x 10' 7" (5.50m x 3.24m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, integrated dishwasher and fridge freezer, electric oven, induction hob with extractor fan over, under stairs storage cupboard, tiled splashbacks, laminate flooring, spotlights and double glazed windows to the front and rear aspects.

UTILITY ROOM

7' 3" x 5' 2" (2.23m x 1.59m) Fitted with a range of wall and base units with work surfaces over, spaces for washing machine and tumble dryer, tiled splashbacks, laminate flooring, double glazed window to the rear aspect and door to the garden.



CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks and laminate flooring.

FIRST FLOOR LANDING

With airing cupboard and double glazed window to the rear aspect.

BEDROOM 1

11' 5 (max)" x 11' 4 (max)" (3.48m x 3.45m) With fitted wardrobes, double glazed window to the front aspect with wooden shutters and radiator.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, towel radiator, part tiled walls, spotlights and double glazed window to the front aspect.

BEDROOM 2

10' 11" x 9' 2" (3.33m x 2.80m) With fitted wardrobes, over stairs storage cupboard, double glazed window to the front aspect with wooden shutters and radiator.

BEDROOM 3

8' 6" x 7' 6" (2.60m x 2.29m) With double glazed window to the rear aspect with wooden shutters and radiator.



BATHROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and pedestal wash hand basin, towel radiator, tiled splashbacks, spotlights and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a block paved driveway providing off street parking for multiple vehicles and giving access to the single garage. The garage has an up and over door to the front, side personnel door, light and power. To the rear there is a deceptively large enclosed garden, laid mainly to lawn with patio seating areas, pergola, established shrubs and flowerbeds, gravelled area and garden shed.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

Annual Service Charge Amount - £120.00

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

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

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

VIEWINGS - By prior appointment through Mundys.

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](https://www.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

<https://www.mundys.net/referrals/>

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:

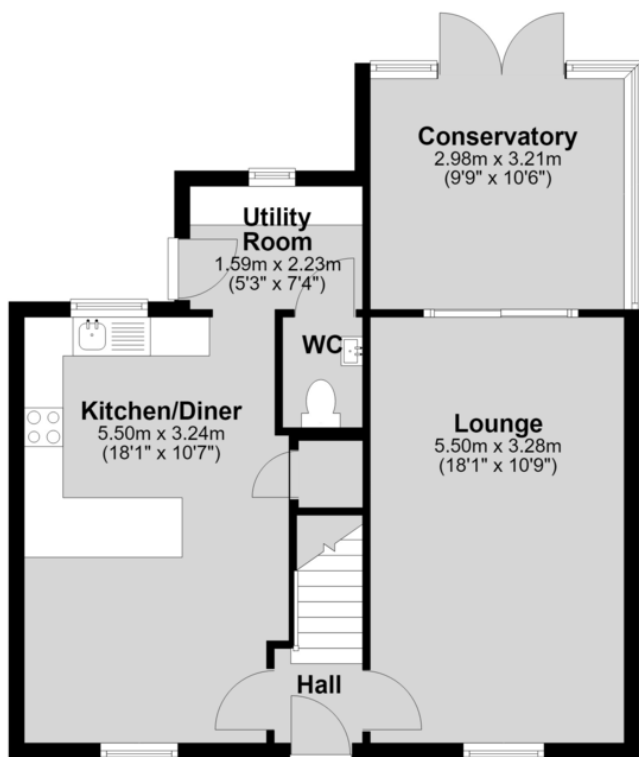
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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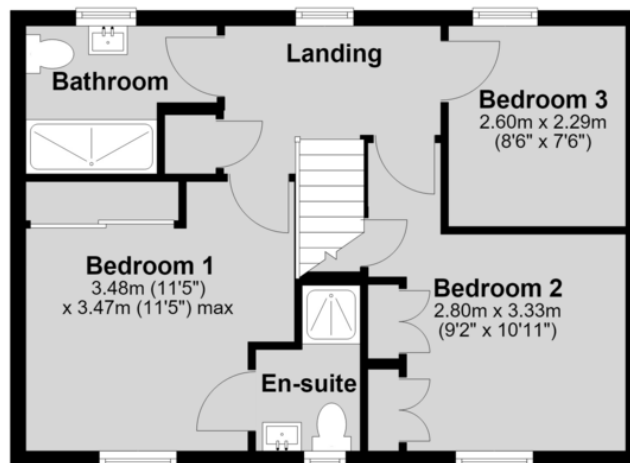
Ground Floor

Approx. 56.5 sq. metres (607.7 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



Total area: approx. 99.2 sq. metres (1067.3 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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 and 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.

