



Sykes Farm, Sykes Lane, Saxilby
Lincoln, LN1 2NX



Book a Viewing!

£650,000

A fantastic opportunity to acquire a traditional farm house with incredible development potential. Although in need of some modernisation, the property has spacious accommodation comprising of Hall, Lounge, Dining Room, Family Room, Study, Kitchen, Utility Room, Downstairs Cloakroom/WC and a First Floor landing leading to four Double Bedrooms and a Family Bathroom. The main farm house is approached by an impressive sweeping driveway and the property sits extensive grounds of approximately 1.7 acres (STS), with formal gardens, yard, workshops and a large barn of approximately 2927 square feet (272 square meters). In the agents opinion we feel there is possible potential development opportunity to the large barn (subject to the necessary planning approval). The vendors have made a pre-planning application of which we await the outcome.



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SERVICES

Mains electricity and water. Drainage to septic tank.

EPC RATING – F

COUNCIL TAX BAND – E

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.

NOTE

There is the possibility to purchase further land by separate negotiation. Please contact us for more information.



ACCOMMODATION

HALL

With staircase to First Floor and radiator.

LOUNGE

12' 10" x 13' 10" (3.92m x 4.23m), with double glazed window to the front aspect and radiator.

DINING ROOM

12' 11" x 15' 5" (3.94m x 4.72m), with double glazed window to the front aspect and radiator.

FAMILY ROOM

14' 7" x 10' 2" (4.47m x 3.10m), with double glazed window to the rear aspect and radiator.



KITCHEN

14' 7" x 10' 5" (4.46m x 3.19m), fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and hob with extractor fan, spaces for washing machine, fridge freezer and dishwasher, tiled flooring, tiled splashbacks, radiator and double glazed window to the rear aspect.

UTILITY ROOM

With tiled flooring and door to the rear garden.



STUDY

14' 2" x 10' 9" (4.32m x 3.29m), with double glazed window to the side aspect and sliding door to the front aspect.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, plumbing for shower, part-tiled walls, radiator and double glazed window to the side aspect.

FIRST FLOOR LANDING

With double glazed window to the front aspect.

BEDROOM 1

15' 3" x 13' 5" (4.65m x 4.10m), with a range of fitted wardrobes, double glazed window to the front aspect and radiator.



BEDROOM 2

13' 7" x 13' 6" (4.15m x 4.12m), with double glazed window to the front aspect and radiator.

BEDROOM 3

14' 7" x 10' 7" (4.46m x 3.25m), with double glazed windows to the side and rear aspects and radiator.

BEDROOM 4

11' 8" x 9' 10" (3.58m x 3.02m), with double glazed windows to the side and rear aspects and radiator.



BATHROOM

9' 10" x 6' 11" (3.02m x 2.12m), fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, tiled flooring, part-tiled walls, radiator and double glazed window to the rear aspect.

OUTSIDE

The property is approached by an impressive gravelled driveway providing plenty of off-street parking. There are lawned gardens to the front with mature trees and shrubs. To the rear there is a lawned garden with views of open fields. The property benefits from numerous outbuildings, workshops and a large barn of approximately 2927 square feet (272 square meters) (STS).



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

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 and J Walter 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.

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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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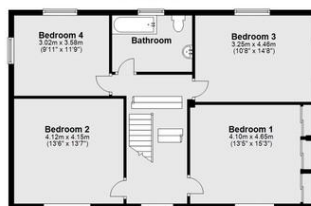




Ground Floor
Approx. 215.5 sq. metres (800.7 sq. feet)



First Floor
Approx. 82.2 sq. metres (284.5 sq. feet)



Total area: approx. 456.6 sq. metres (4915.2 sq. feet)

For information purposes only. Plans produced using PlanIt.

29 – 30 Silver Street
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01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.