



## 23 Westcroft Drive

Saxilby, Lincoln, LN1 2PT



Book a Viewing!

**£345,000**

A four bedroom detached family home in the popular and convenient village of Saxilby. The well-presented accommodation comprises of Hall, Cloakroom/WC, Lounge Diner, Conservatory, fitted Kitchen, Utility Room and a First Floor Landing, leading to four Bedrooms, En-suite Shower Room to the master Bedroom and a newly fitted four piece Bathroom. Outside there is a front garden, block paved driveway for multiple vehicles, integral single garage and private enclosed rear garden. Viewing is highly recommended.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – D.

**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.

**ACCOMMODATION**

**HALL**

14' 0" x 8' 4" (4.28m x 2.55m) With staircase to the first floor, under stairs storage cupboard, radiator and entrance door and double glazed window to the front aspect.





#### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, partly tiled walls, double glazed window to the side aspect and radiator.

#### LOUNGE/DINER

21' 1" x 13' 3" (6.43m x 4.04m) With double glazed bay window to the front aspect, double glazed French doors to the conservatory, gas fire set within a feature fireplace, solid oak flooring and radiator.

#### CONSERVATORY

12' 7" x 10' 9" (3.86m x 3.28m) With double glazed French doors to the rear garden, radiator and wood effect flooring.



#### KITCHEN

15' 10" x 9' 1" (4.83m x 2.79m) Fitted with a range of wall and base units with works surfaces over, stainless steel 1½ bowl sink with drainer and mixer tap over, eye level electric oven, gas hob with extractor fan over, integrated fridge freezer and dishwasher, wood effect flooring, under cabinet lights, radiator and double glazed window to the rear aspect.

#### UTILITY ROOM

7' 10" x 7' 9" (2.39m x 2.38m) With wall and base units with work surfaces over, stainless steel sink with mixer tap over, tiled splashbacks, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, radiator, double glazed window to the rear aspect and door to the garden.



#### FIRST FLOOR LANDING

With airing cupboard and loft access point.

#### BEDROOM 1

14' 9" x 11' 7" (4.50m x 3.54m) With double glazed window to the front aspect and radiator.

#### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin on a vanity unit and close coupled WC, tiled splashbacks and chrome towel radiator.

#### BEDROOM 2

15' 1" x 11' 4" (4.6m x 3.46m) With double glazed window to the front aspect and radiator.

#### BEDROOM 3

10' 3" x 9' 3" (3.14m x 2.83m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 4

9' 3" x 9' 1" (2.84m x 2.79m) With double glazed window to the rear aspect and radiator.



#### BATHROOM

Newly fitted with a four piece suite comprising of panelled bath, wash hand basin in a vanity style unit, shower cubicle and close coupled WC, partly tiled walls, spotlights, radiator and double glazed window to the rear aspect.



## OUTSIDE

To the front of the property there is a lawned garden and a block paved driveway providing off street parking for multiple vehicles and access to the single garage. The garage has an up and over door to the front, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with a patio seating area, decked seating area, mature shrubs and borders, shed and potting shed.

### 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](http://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 and Co, 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

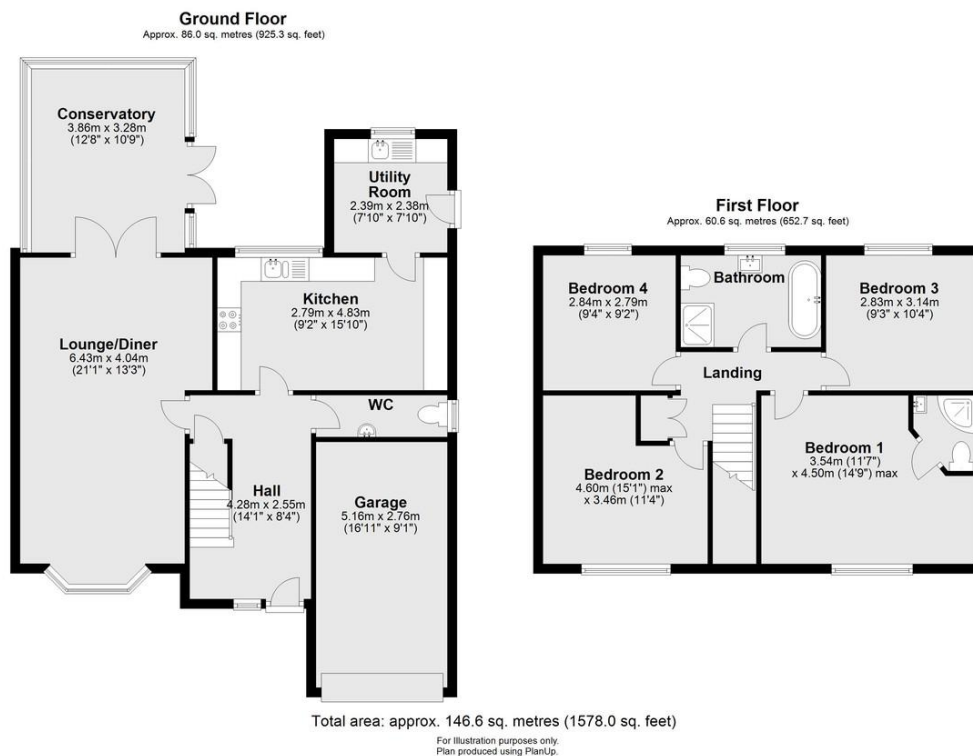
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

### 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.
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29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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.

