



**2 Mill Lane, Saxilby,  
Lincoln, LN1 2QD**



**Book a Viewing!**

**£349,999**

A spacious and extended 3/4 Bedroom Detached Bungalow in the popular village of Saxilby, with fantastic accommodation comprising of Porch, Entrance Hall, Lounge, Kitchen/Diner, Conservatory, four Bedrooms, one being used currently as a study, En-Suite Wet Room and newly fitted Family Bathroom. Outside there are low maintenance landscaped gardens to the front and rear, a secure gated driveway providing off street parking for multiple vehicles and a single garage. Viewing of this bungalow is highly recommended to appreciate all it offers.







#### **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.





## ACCOMMODATION

### PORCH

With double glazed windows to the side aspects and tiled flooring.

### HALL

With wood effect laminate flooring, airing cupboard, radiator and spotlights.

### LOUNGE

17' 6" x 11' 11" (5.34m x 3.65m) With double glazed window to the front aspect, electric fire set within a feature fireplace, wood effect laminate flooring and radiator.



### KITCHEN/DINER

16' 4" x 16' 9" (4.99m x 5.13m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven, five ring gas hob with extractor fan over, spaces for fridge freezer, dishwasher and washing machine, tiled splashbacks, laminate flooring, radiator, spotlights, double glazed French doors to the conservatory and two double glazed windows to the side and rear aspects.



### CONSERVATORY

17' 1" x 9' 11" (5.21m x 3.03m) With double glazed French doors to the rear garden and tiled flooring.

### BEDROOM 1

12' 7" x 10' 9" (3.86m x 3.28m) With laminate flooring, double glazed window to the side aspect and radiator.

### EN-SUITE WET ROOM

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



### BEDROOM 2

11' 11" x 11' 7" (3.64m x 3.55m) With double glazed window to the front aspect and radiator.

### BEDROOM 3

11' 10" x 7' 10" (3.63m x 2.41m) With double glazed window to the side aspect and radiator.





#### BEDROOM 4 / STUDY

11' 11" x 7' 6" (3.65m x 2.29m) With laminate flooring, double glazed window to the side aspect and radiator.

#### BATHROOM

Fitted with a three piece suite comprising of P-shaped bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, spotlights and double glazed window to the side aspect.



#### OUTSIDE

The property sits on a pleasant corner plot with an enclosed gravelled garden to the front with gate and path to the front door. To the rear of the property there is a secure gated block paved driveway, accessed off Queensway, providing off street parking for multiple vehicles and access to the single garage. The garage has an up and over door to the front with light and power. There is a rear low maintenance garden laid to artificial grass with a decked seating area and borders with mature shrubs.







#### WEBSITE

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#### SELLING YOUR HOME – HOW TO GO ABOUT IT

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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 them we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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 Mundy 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. 133.1 sq. metres (1432.5 sq. feet)



Total area: approx. 133.1 sq. metres (1432.5 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
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 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.

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