

93 High Street

Saxilby, Lincoln, LN1 2HA

Book a Viewing!

£175,000

Situated in the heart of the ever popular village of Saxilby, this charming character Cottage offers a beautifully presented accommodation, full of warmth and period features throughout. The property comprises of Lounge, separate Dining Room with feature log burner, a fitted Kitchen, and a Cloakroom/WC. To the First Floor, there are two generous double Bedrooms and a four piece Family Bathroom. Externally, the property enjoys attractive gardens to the front, side and rear, along with a gravelled driveway providing off street parking. Offered for sale with no onward chain.





93 High Street, Saxilby, Lincoln, LN1 2HA







SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

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

LOUNGE
13' 6" x 11' 11" (4.14m x 3.65m) With double glazed window to the front aspect, feature fireplace with electric burner, side storage cupboards, laminate flooring and radiator.

DINING ROOM
13' 8" x 10' 1" (4.17m x 3.09m) With double glazed window to the side aspect, log burner in a feature fireplace and radiator.

KITCHEN
8' 5" x 7' 11" (2.59m x 2.42m) Fitted with a range of wall and base units with work surfaces over, ceramic sink with side drainer and mixer tap, spaces for cooker, fridge freezer and washing machine, tiled splashbacks, double glazed window to the rear aspect, door to the rear garden and staircase to the first floor.

CLOAKROOM/WC
With close coupled WC, wall mounted wash handbasin, understairs storage cupboard, tiled splashbacks, radiator and double glazed window to the side aspect.

FIRST FLOOR LANDING
With double glazed windows to the side and rear aspects and radiator.

BEDROOM 1
13' 8" x 12' 0" (4.17m x 3.66m) With double glazed window to the front aspect, double fitted wardrobe and radiator.

BEDROOM 2
10' 4" x 10' 1" (3.17m x 3.09m) With double storage cupboard, radiator and ceiling light tunnel.

BATHROOM
9' 4" x 8' 11" (2.87m x 2.72m) Fitted with four piece suite comprising of panelled bath, shower cubicle, close coupled WC and a wash hand basin in a vanity style unit, airing cupboard housing the gas fired central heating boiler, radiator, chrome towel rail, tiled splashbacks and double glazed window to the rear aspect.

OUTSIDE
To the front of the property is a lawned garden and a gravelled driveway providing off street parking for multiple vehicles. A gate provides secure access to a gravelled side garden, and a paved rear garden beyond.

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

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 & Co, Taylor Rose, 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 thoroughly checked.

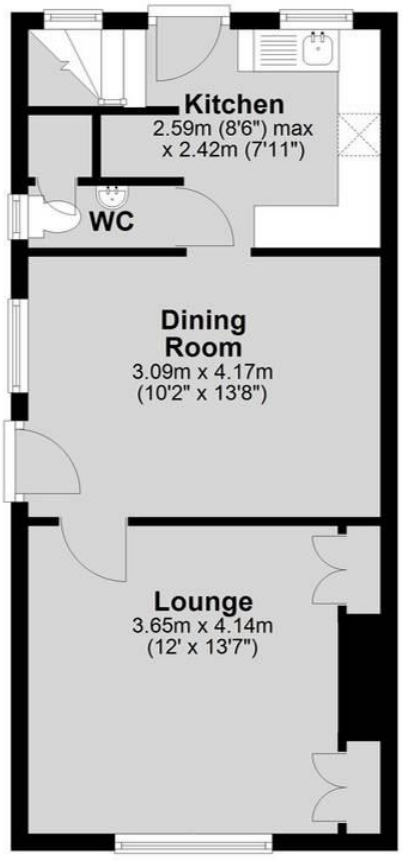
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor
Approx. 39.7 sq. metres (427.2 sq. feet)



First Floor
Approx. 40.1 sq. metres (432.1 sq. feet)



Total area: approx. 79.8 sq. metres (859.3 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 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 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.

The Property Ombudsman