



## 8 West Bank

Saxilby, Lincoln, LN1 2LU



Book a Viewing!

**£170,000**

In need of full modernisation, this 3/4 Bedroom Three Storey Semi Detached home offers excellent potential and represents a fantastic refurbishment opportunity. Situated on West Bank, on the edge of the popular village of Saxilby, the property is within walking distance of local shops, amenities and the village train station, offering convenient links to Lincoln and beyond. Requiring full renovation throughout, the accommodation comprises an Entrance Porch, Lounge, Inner Hallway, Dining Room, Kitchen and Ground Floor Bathroom. To the First Floor are two Bedrooms, with the second Bedroom benefiting from an adjoining room ideal as a Dressing Room or fourth Bedroom. A staircase leads to the Second Floor and an additional double Bedroom. Externally, the property features a driveway providing ample off-road parking, leading to a detached garage, and a generous mature rear garden offering excellent scope for improvement and landscaping. The property is offered for sale with no onward chain.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – E.

**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

### ENTRANCE

With UPVC double glazed door and timber window.

### LOUNGE

13' 0" x 12' 0" (3.96m x 3.66m) With UPVC double glazed bay window and radiator.

### INNER HALLWAY

With stairs rising to first floor.

### DINING ROOM

12' 0" x 12' 0" (3.66m x 3.66m) With UPVC double glazed window and radiator.



### KITCHEN

9' 10" x 7' 1" (3m x 2.16m) With UPVC double glazed window and external door, base units with work surface, radiator, stainless steel sink and drainer.

### INNER HALLWAY

With UPVC double glazed window.

### SHOWER ROOM

7' 8" x 5' 6" (2.34m x 1.68m) With UPVC double glazed window, low level WC, wash hand basin, shower cubicle and a cupboard housing the gas boiler.



### FIRST FLOOR LANDING

With UPVC double glazed window and stairs to second floor.

### BEDROOM 1

13' 0" x 12' 0" (3.96m x 3.66m) With UPVC double glazed window and radiator.

### BEDROOM 2

12' 0" x 9' 0" (3.66m x 2.74m) With UPVC double glazed window, radiator and access to dressing room/bedroom four.

### BEDROOM 4 / DRESSING ROOM

10' 0" x 7' 1" (3.05m x 2.16m) With UPVC double glazed window and radiator.

## SECOND FLOOR

### BEDROOM 3

12' 0" x 11' 10" (3.66m x 3.61m) With UPVC double glazed window and radiator.

### OUTSIDE

Driveway providing off-road parking, detached garage and mature rear garden with excellent potential.





#### WEBSITE

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#### 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 them 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 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

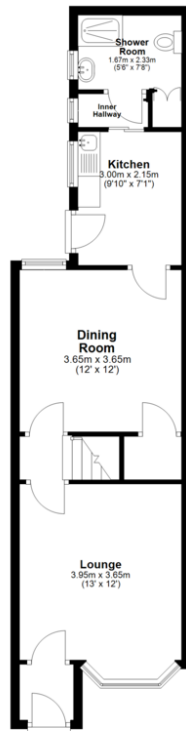
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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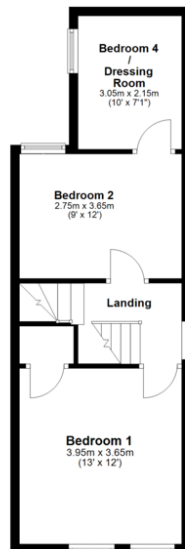
#### Ground Floor

Approx. 46.7 sq. metres (503.1 sq. feet)



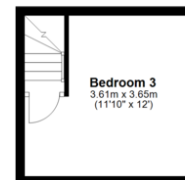
#### First Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



#### Second Floor

Approx. 13.2 sq. metres (142.0 sq. feet)



Total area: approx. 98.5 sq. metres (1060.5 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

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Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
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01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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