



15 High Street
Saxilby, Lincoln, LN1 2LN



Book a Viewing!

£240,000

A stunning Three Bedroom Period Home in the heart of the highly sought after village of Saxilby. This beautifully presented property offers immaculate accommodation comprising of a welcoming Hall, a Lounge with a charming feature fireplace and bay window, Cloakroom/WC, a Dining Room, and a stylish fitted Kitchen. To the First Floor, the landing leads to Three Bedrooms and a modern Shower Room. Outside, the home benefits from a front courtyard garden and a private enclosed rear garden, perfect for outdoor entertaining. Viewing of this exceptional family home is strongly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND — A.

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

With staircase to the first floor.

LOUNGE

12' 4" x 12' 2" (3.78m x 3.72m) With log burner set within a feature fireplace, double glazed bay window to the front aspect, wood effect flooring and radiator.

DINING ROOM

12' 10" x 12' 0" (3.93m x 3.68m) With log burner set within a feature fireplace, double glazed window to the rear aspect, wood effect flooring and radiator.



CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin and tiled splashbacks.

KITCHEN

18' 2" x 7' 9" (5.54m x 2.38m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel sink with mixer tap, integrated fridge freezer and dishwasher, space for washing machine, eye level electric oven, gas hob with extractor fan, cupboard housing the gas fired central heating boiler, spotlights, wood effect flooring, radiator, double glazed window to the side aspect and French doors to the garden.



FIRST FLOOR LANDING

With radiator.

BEDROOM 1

13' 1" x 12' 2" (3.99m x 3.72m) With double glazed window to the front aspect, double fitted wardrobe and radiator.

BEDROOM 2

9' 10" x 9' 1" (3.00m x 2.77m) With double glazed window to the rear aspect, decorative fireplace and radiator.

BEDROOM 3

7' 11" x 6' 11" (2.42m x 2.13m) With double glazed window to the rear aspect and radiator.



SHOWER ROOM

Fitted with a three piece suite comprising of a rainfall shower, close coupled WC and wash hand basin in a vanity style unit, towel radiator, spotlights, tiled splashbacks and flooring.



OUTSIDE

To the front of the property there is a courtyard garden set behind low level wall with iron railings. To the rear there is an enclosed garden laid mainly to lawn with patio and decked seating areas, raised flowerbeds and garden shed.

WEBSITE

Our detailed web site 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 Calum 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 Surveyor 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:

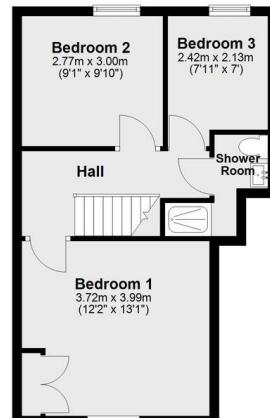
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 as not verified.

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Ground Floor



First Floor



Total area: approx. 85.2 sq. metres (916.8 sq. feet)

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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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