



21 Willow Close

Saxilby, Lincoln, LN1 2QL



Book a Viewing!

£325,000

A well presented Detached Family Bungalow, pleasantly positioned within the popular village of Saxilby. The property offers spacious and versatile accommodation comprising of Three well appointed Bedrooms, a Family Shower Room, a larger than average Lounge Diner, Reception Hallway and Entrance Porch, modern fitted Kitchen with integrated appliances, Conservatory, Utility Room, separate WC, and an integral garage. Externally there are landscaped gardens to both the front and rear, with driveway parking. The property is offered for sale with no onward chain.



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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

Willow Close is a quiet residential cul-de-sac located within the sought-after village of Saxilby, positioned to the west of the historic city of Lincoln. Saxilby offers a strong sense of community and is well served by a range of local amenities including shops, schools, public houses, and leisure facilities, along with a railway station providing direct services to Lincoln, Nottingham, and beyond. Excellent road links are available via the nearby A57 and A46, making the location ideal for commuters. The village also benefits from attractive riverside walks along the River Witham and surrounding countryside, offering a blend of rural living with convenient access to city amenities.



ACCOMMODATION

PORCH

With UPVC entrance door to the front, glazed door and window opening into the reception hallway.

RECEPTION HALL

With radiator, access to the roof void with fitted ladder, doors leading to the three bedrooms, family shower room, lounge diner, kitchen and porch.

BEDROOM 1

12' 6" x 9' 7" (3.83m x 2.93m) With UPVC bay window to the front elevation, radiator, fitted bedroom furniture and aerial point.

BEDROOM 2

9' 7" x 9' 5" (2.94m x 2.88m) With UPVC window to the side elevation and radiator.

BEDROOM 3

12' 7" x 6' 7" (3.84m x 2.02m) With UPVC window to the side elevation and radiator.

SHOWER ROOM

7' 6" x 5' 0" (2.31m x 1.54m) Fitted with two UPVC frosted windows to the side elevation, tiled flooring and walls, shower enclosure, WC, wash hand basin with vanity storage, chrome towel radiator and extractor fan.

LOUNGE DINER

20' 2" x 16' 8" (6.16m x 5.09m) A spacious L-shaped room with windows to both the front and rear elevations, radiators, electric fire and glazed panel doors leading to the reception hallway and kitchen.

KITCHEN

12' 6" x 9' 8" (3.82m x 2.96m) Fitted with a range of modern wall and base units with work surfaces over, breakfast bar, glass display wall cupboards, stainless steel sink and drainer with mixer tap, integrated oven, combination microwave, integrated dishwasher, electric hob with extractor over and uPVC window overlooking the conservatory. Glazed doors provide access to the lounge diner, reception hallway and conservatory.

WC

Fitted with WC and wash hand basin.

CONSERVATORY

16' 0" x 11' 6" (4.89m x 3.51m) With UPVC windows incorporating fitted blinds, tiled flooring, centre fan and light, TV point, access to the utility room and double doors opening onto the rear garden.

UTILITY ROOM

9' 8" x 8' 10" (2.95m x 2.70m) With UPVC window to the rear elevation, fitted wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, undercounter spaces for a washing machine, tumble dryer and fridge, space for tall fridge freezer, splashback tiling and storage cupboards.





GARAGE

15' 10" x 8' 10" (4.85m x 2.70m) With electric up-and-over door to the front, wall mounted gas central heating boiler, window to the side, fitted shelving, internal access door to the utility room, power and lighting.

OUTSIDE

To the front of the property there is a landscaped garden with decorative gravel beds, a driveway providing off-road parking and access to the garage. To the rear there is an enclosed landscaped garden with lawned areas, flowerbeds, a variety of paved seating areas and two garden sheds.

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.

CWJ, 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

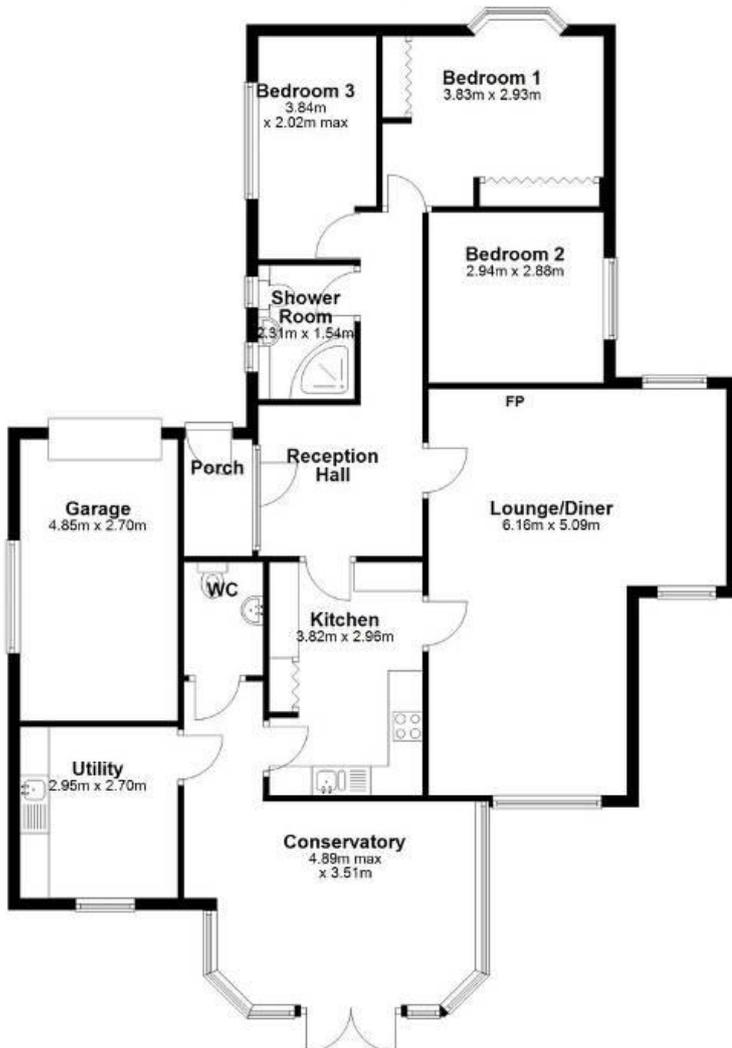
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Ground Floor

Approx. 133.6 sq. metres



Total area: approx. 133.6 sq. metres

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Plan produced using PlanUp.

21 Willow close, Saxilby

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

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