



48 Church Road

Saxilby, Lincoln, LN1 2HJ



Book a Viewing!

£300,000

Situated in the heart of the ever popular village of Saxilby, this extended Three Bedroom Detached Family Home offers spacious and well presented living accommodation, ideal for modern family life. The living accommodation on offer comprises of a Porch, Entrance Hall, Cloakroom/WC, spacious Lounge, Dining Room, Study, Kitchen, First Floor Landing, Three well proportioned Bedrooms and a five piece Family Bathroom. Outside, the property enjoys beautifully maintained gardens to both the front and rear, offering attractive and private outdoor spaces. A block paved driveway provides off street parking for multiple vehicles and leads to an integral single garage. Offered for sale with NO ONWARD CHAIN, viewing is highly recommended to fully appreciate the accommodation and location on offer.





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 tiled flooring.

HALL

With staircase to the first floor, double glazed window to the side aspect and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin part tiled walls, radiator and double glazed window to the side aspect.

LOUNGE

20' 11" x 11' 5" (6.38m x 3.50m) With double glazed window to the front aspect, gas fire set within a decorative fire surround and two radiators.

DINING ROOM

11' 5" x 10' 5" (3.50m x 3.18m) With double glazed doors to the rear garden and radiator.

STUDY

14' 8" x 8' 2" (4.49m x 2.50m) With double glazed window to the rear aspect and radiator.

KITCHEN

14' 8" x 7' 9" (4.49m x 2.38m) Fitted with a range of wall and base units with work surfaces over, stainless steel twin bowl sink with side drainer mixer tap over, spaces for cooker and washing machine, integrated fridge freezer, pantry cupboard, tiled splashbacks, double glazed window to the rear aspect, door to the side and radiator .



FIRST FLOOR LANDING

With double glazed window to the side aspect, airing cupboard and radiator.

BEDROOM 1

13' 9" x 11' 5" (4.21m x 3.50m) With double glazed window to the front aspect and radiator.

BEDROOM 2

11' 10" x 9' 5" (3.61m x 2.89m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator.

BEDROOM 3

9' 2" x 6' 4" (2.81m x 1.95m) With double glazed window to the side aspect, over stairs storage cupboard and radiator



BATHROOM

9' 10" x 5' 6" (3.00m x 1.68m) Fitted with a five piece suite comprising of a panelled bath, shower cubicle, pedestal wash hand basin, close coupled WC, bidet, tiled walls, radiator and double glazed window to the rear aspect.





OUTSIDE

To the front of the property there is a block paved driveway providing off street parking for multiple vehicles and access to the garage. The single integral garage has an up-and-over door to the front, light and power. There is a front garden laid to flowerbeds with mature shrubs inset. To the rear there is an enclosed garden laid mainly to lawn with patio seating area, flowerbeds, shrubs and garden shed.

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 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 MRRCS.

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 roughly 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:

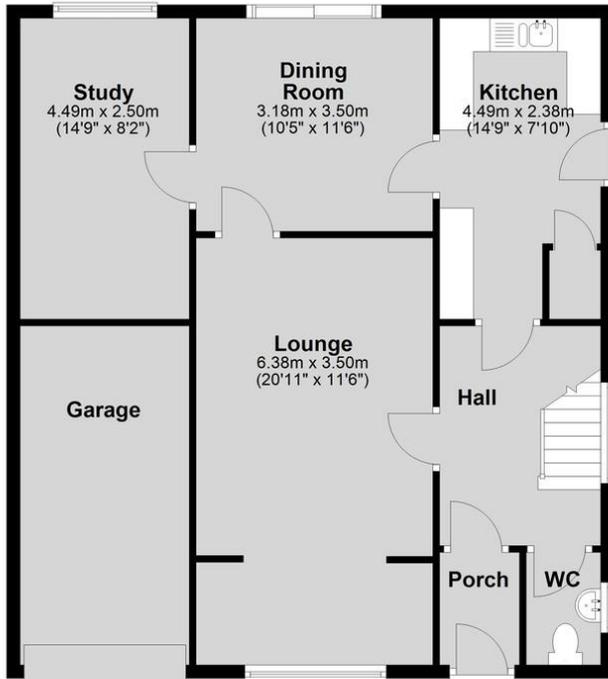
1. The detail is a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition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

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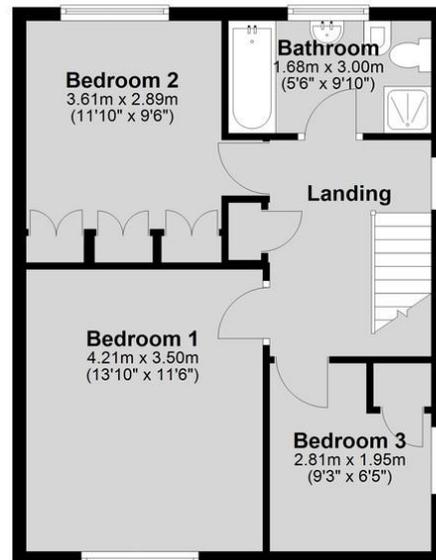
Ground Floor

Approx. 82.8 sq. metres (891.6 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.3 sq. feet)



Total area: approx. 129.0 sq. metres (1388.9 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 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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