



17 Church Road, Saxilby
Lincoln, LN1 2HH



Book a Viewing!

£485,000

Positioned close to the heart of the popular village of Saxilby, this much improved and extended four bedroom detached home has been finished to an impressive standard by the current owners. The spacious and well-presented accommodation comprises of a welcoming entrance hall, a bay fronted lounge with a feature log burner, a versatile reception room ideal for a home office, play room or snug and a superb open plan kitchen/living/dining room perfect for modern family living and entertaining. There is also a utility room and cloakroom/WC to the ground floor. To the first floor there are four well-appointed bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a stylish family bathroom. Outside the property enjoys a lawned front garden, a generous driveway providing off street parking for multiple vehicles and a fantastic and private enclosed rear garden. Viewing of this family home is highly recommended.



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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

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 HALL

With staircase to the first floor, laminate flooring and radiator.

LOUNGE

11' 5" x 11' 5" (3.49m x 3.49m) With double glazed bay window to the front aspect, log burner, wall lights and radiator.

FAMILY ROOM

14' 4" x 8' 11" (4.38m x 2.72m) Formerly an integral garage, converted to a versatile reception room with double glazed window to the front aspect, laminate flooring and radiator.



OPEN PLAN LIVING/DINING ROOM AND KITCHEN

28' 8" x 9' 5" (8.74m x 2.88m)

19' 4" x 11' 11" (5.90m x 3.65m)

A stunning open plan living kitchen/dining/family space, thoughtfully designed as the heart of the home and finished to a high standard. The kitchen is fitted with an extensive range of base units beautifully complemented by quartz work surfaces. A suite of integrated appliances such as a Samsung wireless double oven with complementary microwave oven, Samsung 900mm Chef Collection induction hob with LED virtual flame technology and matching Samsung carbon filtered LED extractor fan and integrated INDESIT dishwasher. An impressive central island with breakfast bar seating and integrated units below. A vast dining space perfect for entertaining overlooking the mature gardens. Expansive six metre bi-folding doors seemingly connect the interior with the stunning South facing rear garden. Cosy family space with ample room for sofas and play room. Two Velux roof windows flood the room with natural light. Further enhanced by three contemporary tall radiators and an electric fire, this exceptional space is perfectly designed for both everyday family living and effortless entertaining.



UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, spaces for washing machine and tumble dryer, laminate flooring and double glazed window to the side aspect.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, laminate flooring and tall radiator.

FIRST FLOOR LANDING

With over stairs storage cupboard.

BEDROOM 1

11' 4" x 11' 3" (3.47m x 3.45m) With double glazed bay window to the front aspect and radiator.





EN-SUITE SHOWER ROOM

7' 5" x 6' 0" (2.28m x 1.83m) Fitted with a three piece suite comprising of walk-in shower cubicle with rainfall shower, close coupled WC and wash hand basin in a vanity style unit, wall mounted gas fired central heating boiler, radiator and double glazed window to the front aspect.

BEDROOM 2

11' 5" x 12' 2" (3.50m x 3.72m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

14' 5" x 8' 11" (4.40m x 2.74m) With double glazed window to the front aspect and radiator.

BEDROOM 4

8' 10" x 8' 11" (2.70m x 2.73m) With double glazed window to the rear aspect and radiator.

BATHROOM

8' 11" x 5' 7" (2.72m x 1.71m) Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator and double glazed window to the rear aspect.

OUTSIDE

The property sits on a generous non estate plot. To the front there is a lawned garden with established shrubs and a driveway providing off street parking for multiple vehicles. To the rear of the property there is an enclosed rear garden laid mainly to lawn with patio seating area, mature shrubs and flowerbeds.

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 and Gibson 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 and J Walter 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.

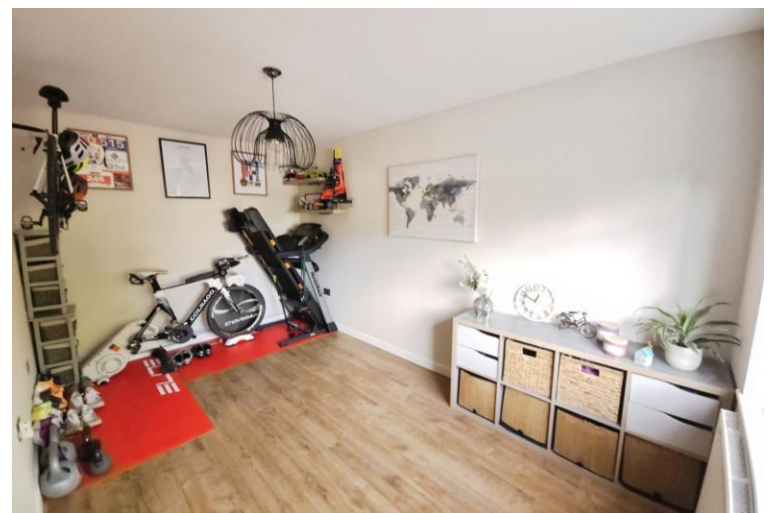
GENERAL

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 are 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 herein as not verified.

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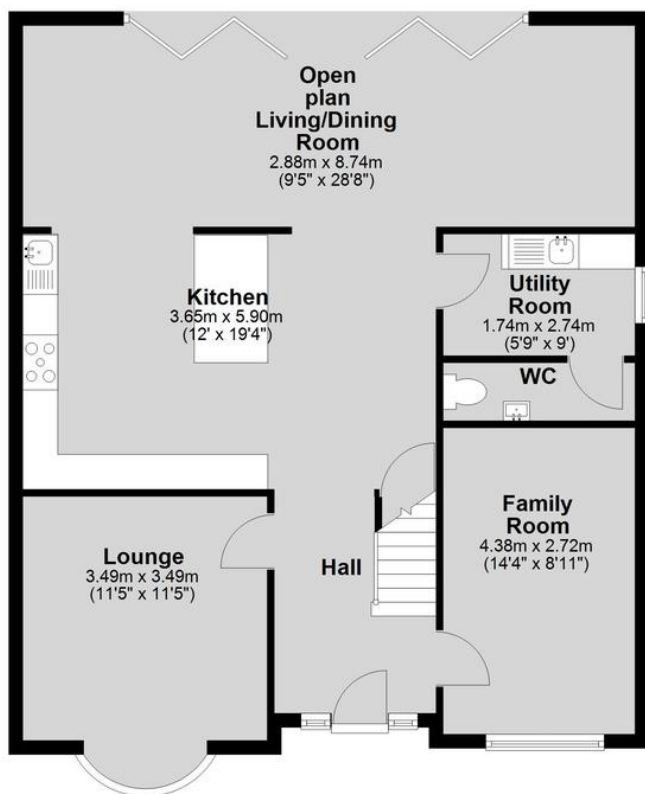






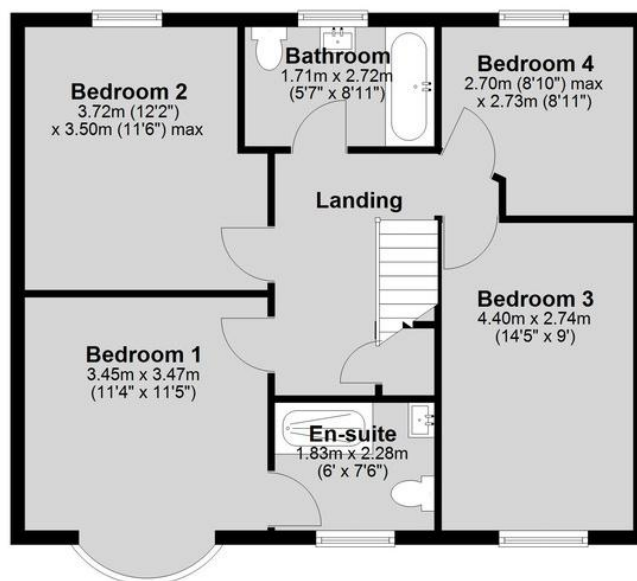
Ground Floor

Approx. 88.3 sq. metres (951.0 sq. feet)



First Floor

Approx. 63.8 sq. metres (687.1 sq. feet)



Total area: approx. 152.2 sq. metres (1638.1 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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 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.

