



**43 Mill Lane, Saxilby,
Lincoln, LN1 2HN**



Book a Viewing!

£575,000

A truly unique and individually designed four bedroom detached family home, occupying a generous non estate plot of approximately 0.24 acres. Steeped in local history, the property features one of the original clock faces from St Mark's Church in Lincoln, which was incorporated into the West wall of the house and gives the property its distinctive character and name. The well presented and versatile accommodation is arranged over two floors and comprises a welcoming Porch and Entrance Hall, spacious Lounge, separate Dining Room, Kitchen/Breakfast Room, Utility Room and side Porch, together with a ground floor double Bedroom/Study and Shower Room. To the first floor, the Landing leads to three further double Bedrooms and the Family Bathroom. The flexible layout offers excellent potential for multi-generational living, with the ground floor bedroom and shower room providing a particularly useful arrangement. Outside, the property occupies an impressive non estate plot of approximately 0.24 acres (STS), with an extensive driveway providing ample off street parking and access to the double garage. A rare opportunity to acquire a distinctive and characterful home with a fascinating history, generous grounds and highly versatile accommodation. NO CHAIN.





LOCATION

Saxilby is a well-established and highly regarded village situated approximately six miles north-west of Lincoln, offering an excellent blend of village charm and convenient access to the city. The village provides a good range of everyday amenities, including shops, cafés, public houses, a post office, pharmacy and a doctors' surgery, together with well-regarded schooling and a number of recreational facilities. Set close to the River Trent and surrounded by attractive Lincolnshire countryside, Saxilby is also well placed for access to the A57 and A46, making it an increasingly popular choice for those seeking a semi-rural lifestyle without sacrificing excellent transport links.

DIAL HOUSE

Dial House was constructed in 1984 and has been cherished by just two owners since it was built. The property also has a fascinating piece of local history, with one of the original clock faces from St Mark's Church in Lincoln incorporated into the West wall of the house. Following the demolition of St Mark's Church in 1970, the clock face was purchased and carefully mounted on the property, giving the house its distinctive name, Dial House.



ACCOMMODATION

PORCH

With clock mechanisms, tiled flooring, exposed brick wall and spotlights.

HALL

With tiled flooring, radiator and storage cupboard.

DINING ROOM

18' 9" x 17' 7" (5.73m x 5.36m) With staircase to the first floor, understairs storage cupboard, three radiators and double glazed windows to the front and rear aspects.



LOUNGE

17' 7" x 16' 6" (5.37m x 5.05m) With double glazed bay window to the front aspect, two double glazed windows to the side aspect, gas fire set within a feature fireplace and two radiators.

KITCHEN/BREAKFAST ROOM

14' 7" x 13' 3" (4.46m x 4.06m) Fitted with a stylish range of wall and base units with work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, double electric oven, five ring gas hob with extractor fan over, integrated fridge and dishwasher, breakfast bar, tiled flooring, radiator, spotlights, double glazed bay window to the front aspect and two double glazed windows to the side aspects.



SIDE PORCH

With tiled flooring.

UTILITY ROOM

9' 8" x 5' 5" (2.96m x 1.67m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, space for four appliances, tiled flooring and splashbacks and double glazed window to the side aspect.

BEDROOM 4/ STUDY

12' 11" x 11' 9" (3.96m x 3.59m) A versatile ground floor room which would make an ideal double bedroom or reception room, with double glazed bay window to the side aspect and radiator.



SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled flooring, spotlights, radiator and double glazed window to the side aspect.

FIRST FLOOR LANDING

With double glazed windows to the front and side aspects, airing cupboard and radiator.



BEDROOM 1

12' 11" x 12' 4" (3.96m x 3.76m) With double glazed bay window to the side aspect with window seat, range of fitted wardrobes and radiator.

BEDROOM 2

13' 1" x 12' 8" (4.00m x 3.88m) With double glazed window to the front aspect, range of fitted wardrobes and radiator.

BEDROOM 3

13' 0" x 10' 5" (3.97m x 3.19m) With double glazed window to the side aspect, range of fitted wardrobes and radiator.



BATHROOM

Fitted with a three piece suite comprising of p shaped panelled bath with shower over with glass shower screen, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, spotlights, radiator and double glazed window to the side aspect.

OUTSIDE

The property sits on a generous plot of approximately 0.24 acres (STS). There is an extensive driveway providing ample off street parking for multiple vehicles and access to the double garage. There are lawned gardens, gravelled areas, paved courtyard area, mature shrubs and flowerbeds.



DOUBLE GARAGE

The garage accommodation comprises two separate single garages, each benefitting from twin up-and-over doors to the front, together with power and lighting. The right hand garage also features a personnel door to the side and a staircase providing access to a useful boarded loft space, offering excellent additional storage potential.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)





VIEWINGS - By prior appointment through Mundys.

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

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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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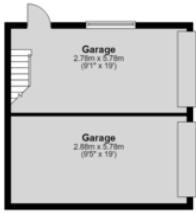
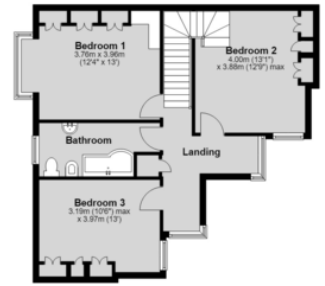
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Ground Floor
Approx. 103.9 sq. metres (1082.9 sq. feet)



First Floor
Approx. 80.2 sq. metres (857.9 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
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 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.

