



15 William Street

Saxilby, LN1 2LP



Book a Viewing!

£225,000

An appealing Three Bedroom Semi-Detached House, ideally positioned in the heart of the popular village of Saxilby and offered for sale with No Onward Chain. The property provides well proportioned accommodation throughout, including three bedrooms, two reception rooms, a modern fitted kitchen and conservatory, together with a detached single garage, gated driveway and low maintenance gardens.





LOCATION

William Street is ideally positioned within the popular village of Saxilby, with a particularly good selection of local recreational and community facilities within easy walking distance. St Andrew's Community Centre is close by, alongside the local recreation pitch, tennis courts, park and football pitches, providing plenty of opportunities for outdoor activities and community events. The popular 'Pav' sports bar and library are also within a short walk.

Saxilby itself offers a good range of everyday amenities, including shops, public houses, schools and other local facilities, while the village railway station provides regular connections towards Lincoln and Gainsborough. Regular bus services also operate through the village, making this a well-connected location for commuters, families and those looking to enjoy village life whilst remaining within easy reach of Lincoln.

ACCOMMODATION

ENTRANCE HALL

A welcoming entrance hall with radiator, stairs rising to the first floor landing and access into the lounge.



LOUNGE

13' 10" x 12' 1" (4.22m x 3.68m) A bright and comfortable front facing reception room featuring an attractive fireplace surround with centrally recessed gas fire, recently fitted carpet, two radiators and a traditional ceiling rose. A door leads through to the dining room, creating a natural flow between the principal living spaces.

DINING ROOM

8' 7" x 8' 4" (2.62m x 2.54m) A well proportioned dining area with radiator and useful integral under stairs storage cupboard. Patio doors open directly into the conservatory, while an open archway provides a seamless connection through to the kitchen.

KITCHEN

8' 7" x 7' 11" (2.62m x 2.41m) The kitchen is fitted with a range of cream coloured wall and base units with drawers, complemented by roll-edge work surfaces and deep ceramic tiled splashbacks. Features include an inset single drainer sink, concealed extractor hood, space and plumbing for a washing machine, radiator, boiler and window overlooking the rear garden.

CONSERVATORY

9' 11" x 9' 9" (3.02m x 2.97m) A lovely additional reception space constructed in UPVC and brick beneath a polycarbonate-style roof. The conservatory benefits from power points and a door leading directly to the side and rear garden, making this a useful space for relaxing and enjoying views across the garden.

FIRST FLOOR LANDING

With access to the loft, doors leading to all three bedrooms, bathroom and integral airing cupboard.

BEDROOM 1

11' 4" x 10' 6 max" (3.45m x 3.2m) A generous double bedroom positioned to the front of the property, radiator and window overlooking the front aspect.

BEDROOM 2

9' 3" x 7' 11" (2.82m x 2.41m) A further well proportioned double bedroom with radiator and window overlooking the rear garden.

BEDROOM 3

8' 4" x 6' (2.54m x 1.83m) A versatile third bedroom with radiator and window to the rear aspect, offering flexibility for use as a nursery, home office, dressing room or occasional guest bedroom.

BATHROOM

Fitted with a white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low flush WC. Further features include a towel radiator, useful integral storage cupboard, ceiling extractor fan and obscured window to the front aspect.





OUTSIDE

To the front there is a pleasant low maintenance frontage, enclosed by a brick wall and featuring a gravelled area with mature bushes and a paved pathway leading to the front entrance.

The driveway provides off-road parking for multiple vehicles and extends to the detached brick-built garage.

To the rear there is a charming, low maintenance garden designed for ease of upkeep, incorporating a paved patio, shingled area and raised borders. The garden is enclosed and accessed via a timber gate, providing a pleasant outdoor space for seating and entertaining.

GARAGE

17' 5" x 9' (5.31m x 2.74m) A useful brick-built single garage with up-and-over door, power, lighting and pedestrian access door to the side.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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

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

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](https://www.mundys.net)

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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.

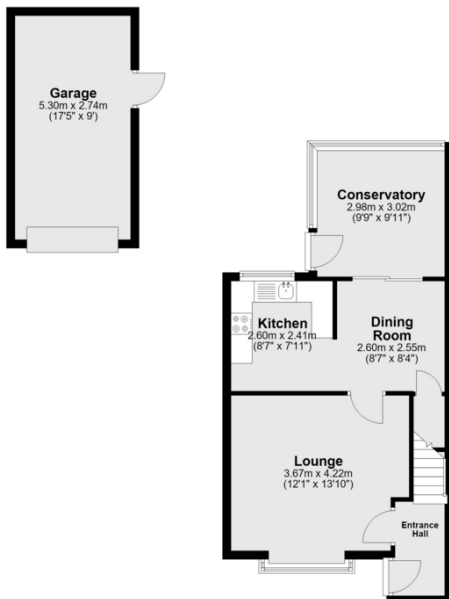
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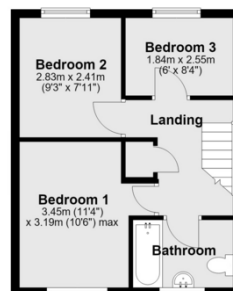
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Ground Floor
Approx. 57.6 sq. metres (619.6 sq. feet)



First Floor
Approx. 32.2 sq. metres (347.1 sq. feet)



Total area: approx. 89.8 sq. metres (966.7 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

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