

3 William Street

Saxilby, LN1 2LP

Book a Viewing!

£360,000

Three Bedroom Detached Family Home occupying a generous non-estate plot within one of Saxilby's most convenient residential locations. Beautifully maintained throughout, the property offers spacious and versatile accommodation including a modern fitted kitchen, separate utility room, conservatory, study area, garage and electric vehicle charging point. The generous plot, ample parking and tasteful presentation make this an ideal home for a wide range of purchasers.

The accommodation comprises of an Entrance Hall, Lounge, Kitchen/Diner, Utility/WC, Conservatory, Three Bedrooms, Study Area, Family Bathroom, garage and gardens to the front and rear.





3 William Street, Saxilby, LN1 2LP







LOCATION

William Street occupies a convenient position within the ever popular village of Saxilby, just a short walk from the village centre and its excellent range of amenities. Residents can enjoy easy access to local shops, cafés, public houses, a pharmacy, doctors' surgery, Post Office and the well served High Street, making the location particularly appealing for families and professionals alike. The property is also situated close to St Andrews Recreation Ground, offering sports facilities, tennis courts, open green space and a popular sports club, providing excellent leisure opportunities within walking distance. For commuters, Saxilby is exceptionally well connected. Saxilby Railway Station provides direct rail services towards Lincoln, Doncaster and Sheffield, whilst Lincoln city centre is approximately six miles away, offering an extensive range of shopping, leisure, dining and cultural attractions. The nearby A57 also provides straightforward access to the wider road network.

ACCOMMODATION

ENTRANCE HALL

With laminate flooring, radiator, under stairs storage cupboard, stairs rise to the first floor landing and access to the principal ground floor accommodation.









LOUNGE
20' 11" x 11' 8" (6.38m x 3.56m) With a bay fronted UPVC window, feature fireplace designed for an electric stove, laminate flooring and direct access is provided to both the conservatory and kitchen/diner.

KITCHEN/DINER
20' 11" x 8' 6" (6.38m x 2.59m) A modern fitted kitchen incorporating a range of wall and base units, work surfaces over, pantry storage, integrated fridge and freezer, eye-level oven, integrated grill and microwave, gas hob with extractor over, space for a dishwasher, ample room for a family dining table, tiled flooring, spotlights, rear facing window and sliding doors open directly onto the garden.

CONSERVATORY
16' 5" x 10' 10" (5m x 3.3m) Of UPVC construction, enjoying views across the rear garden, double doors provide direct access outside.

UTILITY ROOM
With additional work surface, sink, cupboard storage, space and plumbing for a washing machine, tiled flooring, radiator, extractor fan, frosted rear facing window and a WC.

FIRST FLOOR LANDING
With access to all bedrooms, bathroom and study area.

STUDY AREA
8' 3" x 7' 11" (2.51m x 2.41m) Positioned off the landing with a UPVC window to the rear aspect and radiator.

BEDROOM 1
17' 8 max" x 11' 9" (5.38m x 3.58m) With UPVC window to the front elevation, radiator and fitted wardrobe cupboards.

BEDROOM 2
11' 4" x 8' 6" (3.45m x 2.59m) With UPVC windows to both the front and side aspects and radiator.

BEDROOM 3
9' 3" x 8' 7" (2.82m x 2.62m) With UPVC window overlooking the rear garden and radiator.

BATHROOM
A four piece suite comprising freestanding WC, wash hand basin, bath and separate shower cubicle, tiled splashbacks, extractor fan and frosted UPVC window to the rear elevation.

OUTSIDE
The property occupies a generous plot and is set back from the road behind an established front garden incorporating lawn, mature hedging, shrubs and planting. A block paved driveway provides parking for multiple vehicles and leads directly to the attached garage. Gated access is available down both sides of the property.

The rear garden has been thoughtfully arranged with a combination of lawned areas, paved pathways, gravelled seating spaces and mature borders. The garden can be accessed directly from both the kitchen/diner and conservatory, providing excellent outside space for entertaining and family life. Further benefits include a garden shed and an electric vehicle charging point.





GARAGE
18' 10" x 8' 6" (5.74m x 2.59m) With an electric up-and-over door, power and lighting.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D (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

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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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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:

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Total area: approx. 134.5 sq. metres (1447.4 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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The Property Ombudsman