NEWTON FALLOWELL



Sykes Lane, Saxilby

3 2 1

£220,000

- Semi-Detached House
- Three Bedrooms
- NO ONWARD CHAIN
- Shower Room & Downstairs WC
- Garage & Driveway
- Enclosed Rear Garden
- Freehold
- EPC Rating D







This well presented three bedroom semi detached house is situated in the highly sought after village of Saxilby. The property benefits from gas central heating, uPVC double glazing and is being offered for sale with no onward chain.

Ideally positioned for village life, the property is within walking distance of Saxilby's excellent range of local amenities, including shops, Co-op supermarket, primary school, doctors' surgery, pharmacy, pubs, cafes and takeaways, together with Saxilby railway station, providing convenient connections to Lincoln and surrounding areas. The village also offers various leisure and recreational facilities, while enjoying good road links into the historic Cathedral City of Lincoln.

The accomondation on offer comprises Entrance Hall, Lounge, Kitchen Diner, Utility and WC to the ground floor. To the first floor there are Three Bedrooms and Family Shower Room. Externally to the front of the property there is a lawned garden, driveway and detached single garage. To the rear of the property there is an enclosed lawned garden with patio and decking area.









Entrance Hall
14'5" x 5'8" (4.4m x 1.7m)
Door to the front aspect and stairs rising to the first floor.

Lounge
13'2" x 12'8" (4m x 3.9m)
With a window to the front aspect and fire place.

Kitchen/Diner
19'5" x 10'7" (5.9m x 3.2m)
With a window to the rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor over. With space and plumbing for a dishwasher, fridge and single oven.

WC
6'2" x 3'0" (1.9m x 0.9m)
With a window to the side aspect and fitted with low level WC and wash hand basin.

Utility
8'2" x 6'7" (2.5m x 2m)
With a window to the rear aspect and space and plumbing for a washing machine.

Landing
With stairs to the ground floor.

Bedroom One
12'5" x 10'5" (3.8m x 3.2m)
With a window and radiator to the front aspect.

Bedroom Two
11'6" x 10'1" (3.5m x 3.1m)
With a window to the rear aspect.







Bedroom Three
8'8" x 8'0" (2.6m x 2.4m)
With a window and radiator to the front aspect.

Bathroom
7'8" x 5'5" (2.3m x 1.7m)
With a window to the rear aspect. With a low level wc, wash hand basin, panelled bath with shower over and radiator.

Outside
To the front of the property there is a lawned garden, driveway with ample parking leading to a detached single garage. To the rear of the property there is an enclosed lawned garden with patio and decking area.

Garage
16'0" x 9'0" (4.9m x 2.7m)
Single detached garage with power and lighting.

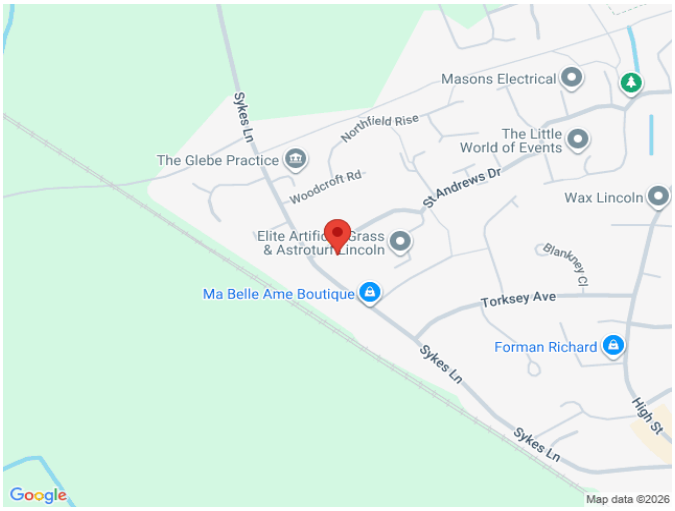
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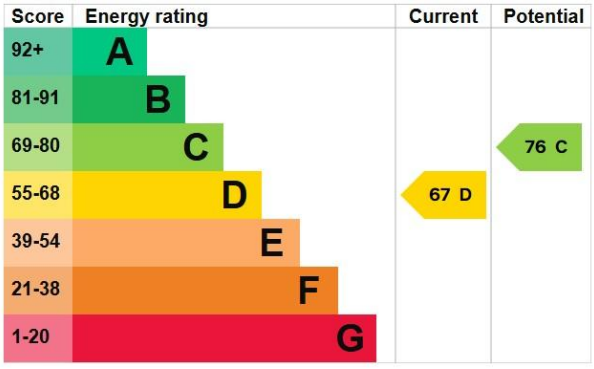




Floorplan







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