

7 Maiden Court

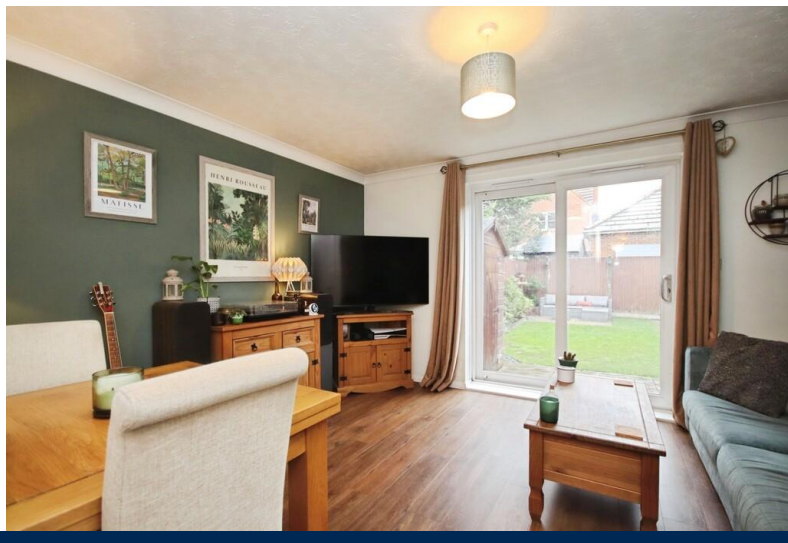
Saxilby, Lincoln, LN1 2WH

Book a Viewing!

£171,500

Immaculately presented two-bedroom mid-terraced home, ready to move straight into. An excellent first-time buy with two double bedrooms, enclosed rear garden and allocated parking for two vehicles.





Maiden Court, Saxilby, Lincoln, LN1 2WH







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
Accessed via a UPVC entrance door, with laminate flooring and radiator. The flooring continues through into the ground-floor accommodation.

KITCHEN
8' 10" x 6' 11" (2.69m x 2.11m) A fully fitted kitchen offering a range of wall-mounted cupboards and base units with complementary worktop space and tiled splashbacks, a stainless steel sink, electric oven with electric hob and extractor over, space and plumbing for a washing machine and space for a fridge/freezer. Further benefits include laminate flooring, radiator and a UPVC window to the front aspect. The wall-mounted gas boiler is housed within a kitchen cupboard.









LOUNGE/DINER
13' 5" x 11' 9" (4.09m x 3.58m) A spacious reception room providing plenty of room for both lounge furniture and a family dining table. With laminate flooring, two radiators, useful built-in under-stairs storage and UPVC sliding patio doors opening directly to the enclosed rear garden, creating a pleasant connection between the indoor and outdoor spaces.

FIRST FLOOR LANDING
Providing access to both double bedrooms and the bathroom, access to the loft and there is also a useful built-in airing cupboard housing the hot water cylinder and additional storage.

BEDROOM 1
13' 5"max x 11' (4.09m x 3.35m) A generous front-facing double bedroom benefiting from two UPVC windows to the front aspect, radiator, built-in wardrobe storage and laminate flooring.

BEDROOM 2
9' 7" x 6' (2.92m x 1.83m) A second double bedroom positioned to the rear of the property, with UPVC window overlooking the garden, radiator and laminate flooring. The room offers plenty of flexibility and could equally work as a guest bedroom, nursery or home office if required.

BATHROOM
A three-piece bathroom suite comprising panelled bath with mains shower over, WC and wash hand basin, tiled splashbacks, lino flooring, radiator, extractor and a frosted UPVC window to the rear aspect.

OUTSIDE
To the rear there is a secure enclosed low-maintenance garden with a paved seating area, established borders and a useful garden shed, together with an outside tap and pedestrian passageway access. The UPVC patio doors from the lounge/diner provide direct access onto the garden. To the front, the property benefits from an entrance porch, an additional useful outside storage cupboard and, importantly, allocated parking for two vehicles.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - 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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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.

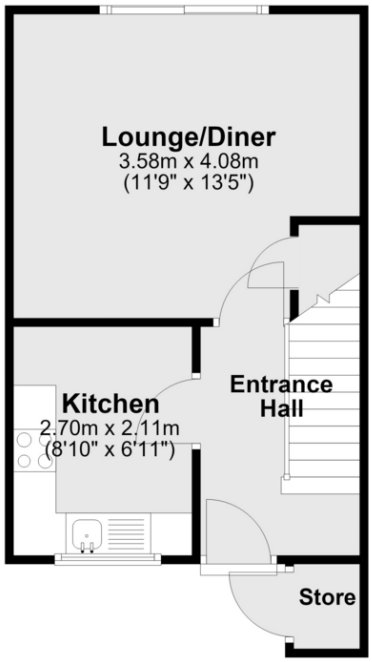
GENERAL
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

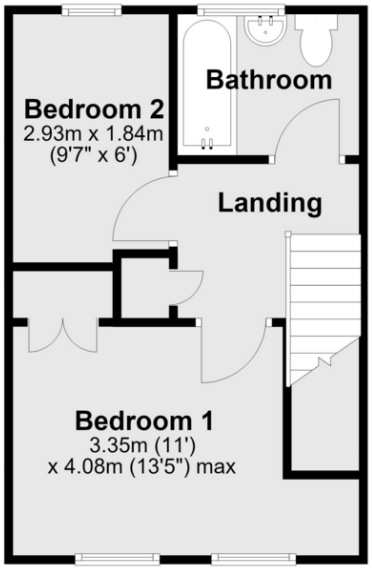
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 26.9 sq. metres (289.6 sq. feet)



First Floor
Approx. 25.8 sq. metres (278.2 sq. feet)



Total area: approx. 52.8 sq. metres (567.9 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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