



45 Meadow Walk

Saxilby, LN1 2GX



Book a Viewing!

£165,000

A beautifully presented modern Two Bedroom Bungalow, available on an 75% Shared Qwnership basis, situated within a sought after over 55's development in the popular village of Saxilby, just a short distance from the Cathedral City of Lincoln. The proper ty offers stylish and upgraded living accommodation, briefly comprising an inviting Entrance Hall, a useful Utility Cupboard, a bright and comfortable Lounge, and a contemporary Kitchen/Breakfast Room. There are two well proportioned Double Bedrooms and a modern Bathroom. Outside, the property benefits from a neat lawned front garden, a private enclosed rear garden ideal for relaxing, and an allocated parking space.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Leasehold.

Length of Lease - 125 years from and including 03 January 2020

Years Remaining on Lease - 118 years

The lease type for this property is an Elderly Persons Lease and as such the maximum share that can be acquired is 75%.

Annual Service Charge Amount - £210.96

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.



VIEWINGS - By prior appointment through Mundys.

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

With laminate flooring, spotlights and radiator.

UTILITY CUPBOARD

With plumbing for washing machine and storage shelving.

LOUNGE

14' 10" x 10' 1" (4.54m x 3.08m) With double glazed window to the front aspect, laminate flooring and radiator.

KITCHEN/BREAKFAST ROOM

14' 10" x 8' 8" (4.54m x 2.65m) Fitted with a modern range of wall and base units with work surfaces over, electric oven, gas hob with extractor fan, space for fridge freezer and dishwasher, stainless steel 1½ bowl sink with side drainer and mixer tap over, spotlights, radiator, laminate flooring and double glazed French doors to the rear garden.



BEDROOM 1

11' 5" x 11' 4" (3.49m x 3.47m) With double glazed window to the rear aspect, fitted wardrobes and radiator.

BEDROOM 2

11' 5" x 7' 3" (3.50m x 2.23m) With double glazed window to the front aspect and radiator.

BATHROOM

7' 1" x 5' 10" (2.17m x 1.79m) Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, chrome towel radiator, part tiled walls, shaver point, spotlights and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a lawned garden. To the rear there is an enclosed garden laid mainly to lawn with patio seating area and mature shrubs. The property further benefits from an allocated parking space.





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

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

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.

GENERAL

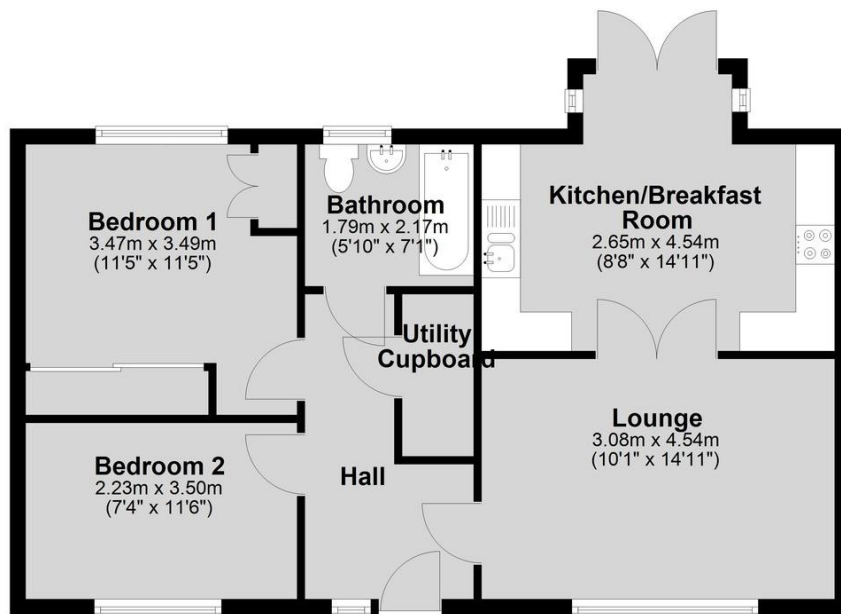
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 62.3 sq. metres (670.9 sq. feet)



Total area: approx. 62.3 sq. metres (670.9 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

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.



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