

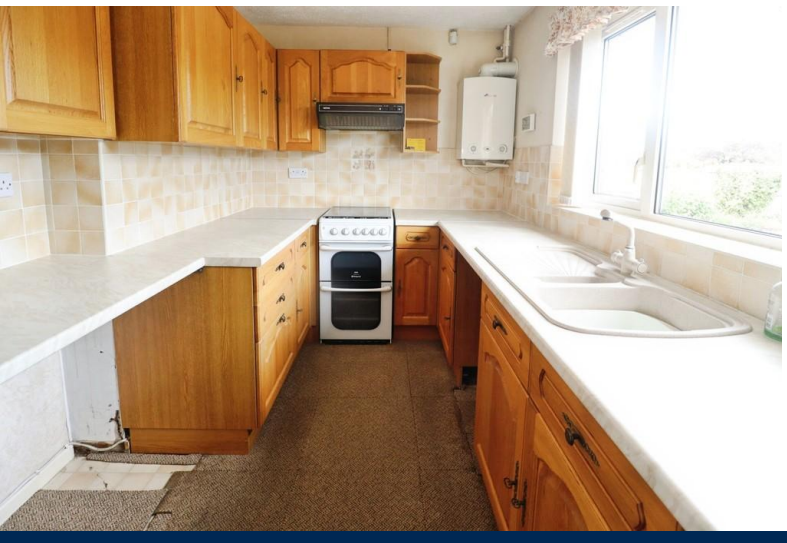
7 Manor Road

Saxilby, Lincoln, LN1 2HX

Book a Viewing!

£225,000

Situated within the ever popular village of Saxilby, this extended two bedroom detached bungalow offers spacious and well presented living accommodation, ideally suited to those seeking convenient single storey living. The property comprises of a Porch and Entrance Hallway, fitted Kitchen, useful Rear Porch, spacious Lounge/Diner, inner Hallway, two generous Double Bedrooms and a Family Bathroom. Outside, the property benefits from generous yet low maintenance front and rear gardens, a driveway providing ample off road parking and a Single Garage. Viewing is highly recommended to fully appreciate the accommodation and convenient village location this property has to offer. NO CHAIN





Manor Road, Saxilby, Lincoln, LN1 2HX







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

PORCH
With tiled flooring.

ENTRANCE HALL
With storage cupboard and radiator.

REAR PORCH
With door to the rear garden.

KITCHEN
11' 7" x 7' 7" (3.55m x 2.32m) Fitted with a range of wall and base units with work surfaces over 1½ bowl sink with side drainer and mixer tap over, spaces for cooker, washing machine, fridge and freezer, wall mounted gas fired central heating boiler, tiled splashbacks and double glazed window to the rear aspect.









LOUNGE/DINER
16' 11" x 16' 8" (5.16m x 5.09m) With double glazed windows to the front and side aspects, gas fire and radiator.

INNER HALLWAY

BEDROOM 1
12' 2" x 11' 11" (3.71m x 3.65m) With double glazed window to the front aspect and radiator.

BEDROOM 2
12' 7" x 8' 11" (3.86m x 2.73m) With double glazed window to the rear aspect and radiator.

BATHROOM
Fitted with a three-piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, part tiled walls, radiator, airing cupboard and double glazed window to the rear aspect.

OUTSIDE
To the front of the property is a gravelled garden with shrubs inset, a driveway providing off street parking for multiple vehicles and giving access to the garage. The single garage has an up and over door to the front, personnel door to the rear, light and power. To the rear of the property there is a generous, enclosed rear garden. The gardens are low maintenance, being laid mainly to gravel with patio seating area and shrubs inset.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

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

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
https://www.mundys.net/referrals/

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:

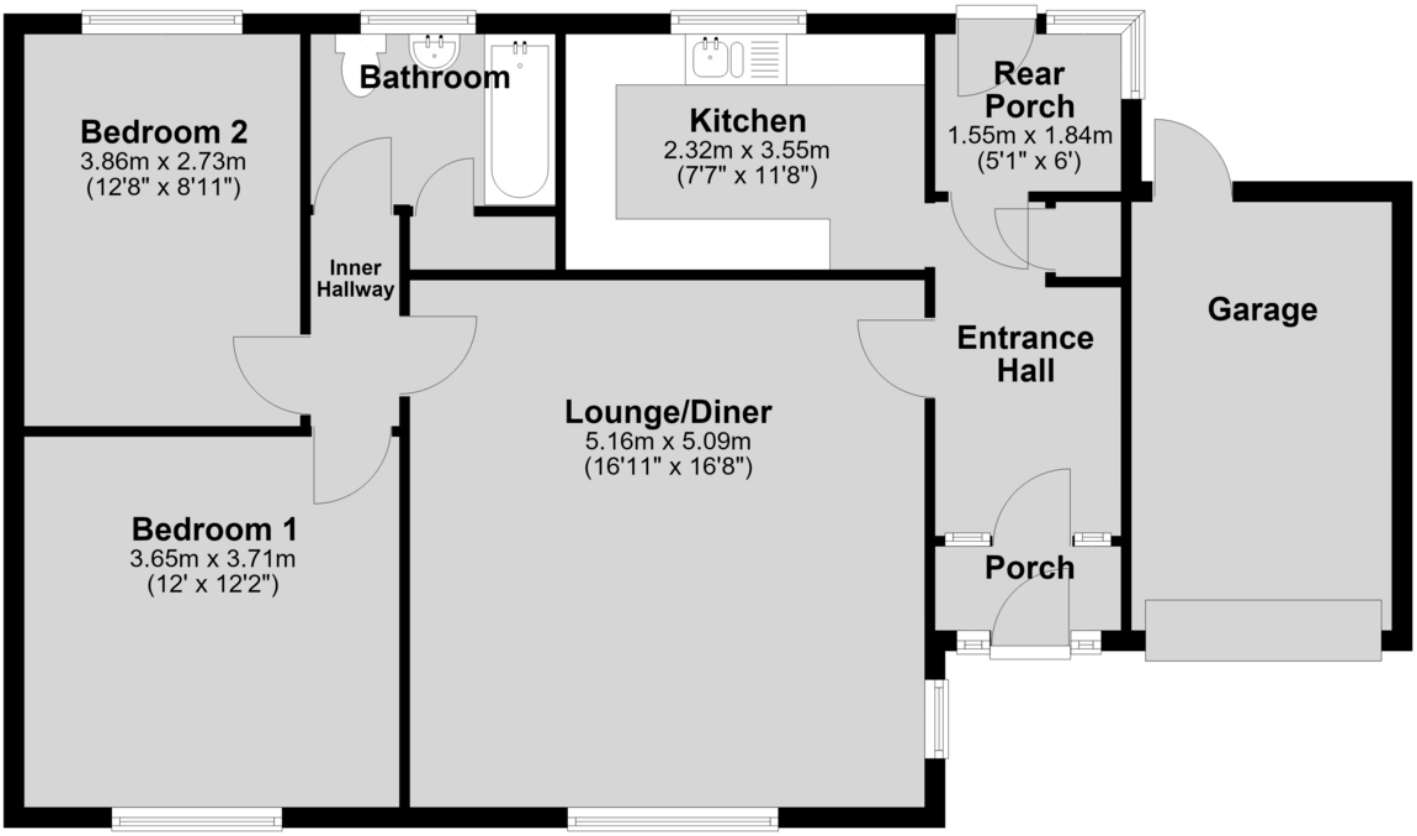
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

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

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor

Approx. 79.0 sq. metres (850.0 sq. feet)
(excluding Garage)



Total area: approx. 79.0 sq. metres (850.0 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 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.

The Property Ombudsman