

50 Meadow Rise

Saxilby, LN1 2HW

Book a Viewing!

£279,950

Situated within the ever popular village of Saxilby, this spacious three bedroom detached bungalow occupies an excellent plot and offers versatile single storey accommodation complemented by a particularly generous rear garden.

The property is well presented throughout and benefits from new carpets, a welcoming lounge with multi-fuel burner, fitted kitchen/diner, additional sunroom, three bedrooms, modern bathroom, utility area, WC and an attached single garage. The loft is also boarded and insulated with light and power, providing excellent additional storage.

Externally, the property really comes into its own, with an attractive lawned frontage, driveway parking, attached garage and a substantial enclosed rear garden offering plenty of space for gardening, entertaining and enjoying the outdoors.

Offered for sale with No Onward Chain, this is an excellent opportunity for buyers looking for a spacious and well positioned detached bungalow within one of Lincoln's popular surrounding villages.





50 Meadow Rise, Saxilby, LN1 2HW







LOCATION

Meadow Rise is situated within the popular and well-established village of Saxilby, approximately six miles from the historic city of Lincoln. The village offers an excellent balance between a sociable village environment, everyday amenities and convenient access to the surrounding countryside.

Saxilby benefits from a good range of local facilities, including convenience shops, pubs, a village hall and primary school, while the village's railway station provides a particularly useful transport connection. The surrounding area also offers plenty of opportunities for countryside walks and enjoying a more rural lifestyle.

For those needing to travel further afield, the village is well positioned for road access towards Lincoln and the wider road network, including connections towards the A46 and A57, making it a convenient base for commuters while retaining the appeal of village living.

With its combination of local amenities, transport connections, countryside and community facilities, Saxilby remains a particularly attractive choice for buyers looking to enjoy village life within easy reach of Lincoln.

ENTRANCE HALL

A welcoming entrance hall accessed through a glazed composite entrance door with accompanying side window, allowing plenty of natural light into the space. Further benefits include a radiator and useful sliding door cloakroom storage.









LOUNGE
15' 7" x 11' 6" (4.75m x 3.51m) A comfortable front facing reception room featuring a large bay-style UPVC window to the front aspect, creating a bright and welcoming living space. A particular feature of the room is the multi-fuel burner with inset and mantel surround, providing an attractive focal point. Further benefits include a radiator.

KITCHEN/DINER
11' 6" x 9' 7" (3.51m x 2.92m) A spacious fitted kitchen/diner offering a comprehensive range of wall and base units with ample worktop space, stainless steel sink with mixer tap, electric oven, electric hob and extractor over, spaces for a freezer, washing machine and dishwasher, tiled flooring, tiled splashbacks, radiator and UPVC windows to both the side and rear aspects, providing plenty of natural light. There is also ample space for dining furniture, creating a practical room for everyday meals and entertaining.

SUN ROOM
9' 8" x 8' 1" (2.95m x 2.46m) A useful additional reception space overlooking the garden, UPVC windows to both the rear and side aspects creating a light and pleasant environment. With laminate flooring, radiator and a door providing direct access onto the rear garden.

UTILITY AREA
With UPVC window to the side aspect and the added convenience of internal access into the attached garage.

CLOAKROOM/WC
Fitted with a WC and wash hand basin, radiator and wall mounted gas combination boiler.

HALL
With access to the principal rooms within the bungalow, access to the loft space, which is boarded and insulated and benefits from light and power, offering excellent additional storage.

BEDROOM 1
15' 7" x 9' 7" (4.75m x 2.92m) A well proportioned front facing double bedroom with UPVC window to the front aspect, radiator and useful built-in wardrobe storage.

BEDROOM 2
9' 7" x 9' 7" (2.92m x 2.92m) A further double bedroom positioned to the rear of the bungalow with UPVC window overlooking the rear garden, radiator and built-in wardrobe storage.

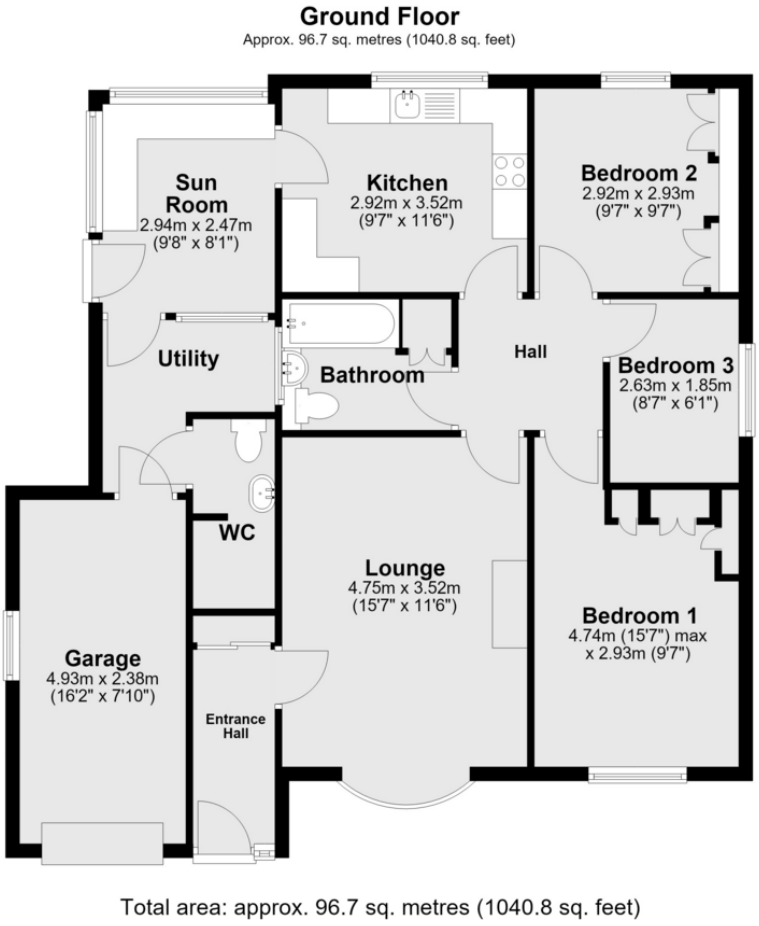
BEDROOM 3
8' 7" x 6' 1" (2.62m x 1.85m) A versatile third bedroom with UPVC window to the side aspect and radiator. Depending on the requirements of the new owners, the room could equally lend itself to use as a guest bedroom, home office, hobby room or nursery.

BATHROOM
A modern fitted bathroom comprising panelled bath with electric shower over, WC and wash hand basin with useful built-in vanity storage, tiled splashbacks, water resistant flooring, chrome heated towel radiator, spotlights and a frosted UPVC window to the side aspect, a built-in airing cupboard providing additional storage and housing a radiator.



GARAGE
16' 2" x 7' 10" (4.93m x 2.39m) An attached single garage with electric roller shutter door, window to the side aspect and internal pedestrian access into the property. The garage also houses the property's fuse board and meters and provides useful secure parking or additional storage.

OUTSIDE
The property occupies an excellent plot and is approached over a concrete driveway providing off-road parking for two vehicles and leading directly to the attached single garage.
The front garden is predominantly laid to lawn, while pedestrian access to the side provides a convenient route through to the rear garden.
The generous rear garden is a particular highlight of the property, providing an excellent amount of outdoor space and making the bungalow particularly appealing to keen gardeners or buyers simply wanting room to enjoy the outdoors.
The garden is predominantly laid to lawn and benefits from secure boundaries, raised planting beds, garden sheds and concrete pathways, outside tap and external power sockets, while the sunroom provides a natural connection between the bungalow and garden.



Total area: approx. 96.7 sq. metres (1040.8 sq. feet)

KEY FACTS FOR BUYERS
SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B (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.

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.