



## 2 Sykes Junction Cottages, Sykes Lane

Hardwick, Lincoln, LN1 2PW

**£170,000**

A well-presented mid terraced cottage situated in this rural location on the outskirts of the village of Hardwick and within close proximity to the popular village of Saxilby. The property offers spacious and well-presented living accommodation briefly comprising of Entrance Porch, Dining Room, Lounge with multi-fuel burner, fitted Kitchen, downstairs Bathroom and First Floor Landing leading to three Bedrooms. Outside there is a front forecourt garden and a good sized rear garden. There is a gravelled area to the front of the property providing off road parking for vehicles. The property further benefits from UPVC double glazing and viewing is highly recommended.

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**SERVICES**

Mains electricity and water. Drainage to shared septic tank. Calor gas central heating.

**EPC RATING** — E.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Leaving Lincoln west along the A57 and upon entering the village of Saxilby turn right onto Mill Lane. Continue along Mill Lane turning left onto Church Road, then right onto Church Lane and at the junction turn right onto Sykes Lane. Continue along Sykes Lane and just before the railway the cottage can be located on the left hand side.

**LOCATION**

Situated in the rural position just on the outskirts of the small village of Hardwick and on the edge of the village of Saxilby. Saxilby offers a wide range of local amenities and has rail links into Lincoln City Centre.



## ACCOMMODATION

### ENTRANCE PORCH

With UPVC main entrance door, tiled flooring and UPVC window to the side elevation.

### DINING ROOM

16' 6" max into alcove x 11' 3" (5.03m x 3.43m) , with UPVC window to the front elevation, single radiator, feature open fireplace and stairs to the first floor.

### LOUNGE

16' 7" max into alcove x 13' 0" (5.05m x 3.96m) , with UPVC window to the rear elevation, single radiator, coving to ceiling, fitted cupboards into alcove and multi-fuel burner.



### KITCHEN

9' 2" x 7' 4" (2.79m x 2.24m) , fitted with a range of wall, base units and drawers with work surfaces over, 1 ½ bowl sink unit and drainer, plumbing for washing machine, part tiled surround, fitted oven and hob, single radiator and UPVC window to the side elevation.

### REAR ENTRANCE HALL

With UPVC side entrance door and cupboard housing the gas central heating boiler.

### BATHROOM

9' 7" x 7' 5" (2.92m x 2.26m) , with suite to comprise of bath with shower over, WC and wash hand basin, part tiled surround, single radiator and UPVC window to the side elevation.



### FIRST FLOOR LANDING

With access to the roof void with pull down ladder.

### BEDROOM 1

13' 8" into alcove x 11' 2" (4.17m x 3.4m) , with UPVC window to the front elevation, single radiator and built-in storage cupboard.

### BEDROOM 2

10' 1" x 8' 2" (3.07m x 2.49m) , with UPVC window to the rear elevation and single radiator.



### BEDROOM 3

13' 0" x 7' 11" into alcove (3.96m x 2.41m) , with UPVC window to the rear elevation, fitted shelves and single radiator.

### OUTSIDE

There is a front courtyard garden and gravelled area providing off road parking for vehicles. There is a good sized lawned rear garden with a gravelled patio area and two sheds.



## NOTE - There is a right of access to the rear garden.

### WEBSITE

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### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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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

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**Ground Floor**  
Gross internal area: 55.8 m<sup>2</sup> (600.1 ft<sup>2</sup>)



**First Floor**  
Gross internal area: 37.5 m<sup>2</sup> (403.6 ft<sup>2</sup>)



Drawings are for illustrative purposes only  
Produced using Quick Sketch 3.17.2w

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