



18 Manor Road

Saxilby, Lincoln, LN1 2HP

£225,000

A two bedroomed detached family bungalow located in the popular village of Saxilby. The property has internal accommodation to comprise of Inner Hallway, Lounge, Kitchen with modern fitted appliances, Family Bathroom and two well-appointed Bedrooms. Outside there are gardens to the front and rear, driveway and garage to the side. The property is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Upon entering the village of Saxilby from Lincoln (A57) turn right onto Mill Lane and continue along. Turn left onto Manor Road where the property can be located on the left hand side.

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

INNER HALLWAY

With UPVC door to the side aspect and doors to the kitchen, lounge, family bathroom and two bedrooms.

LOUNGE

11' 11" x 14' 11" (3.65m x 4.55m) , with UPVC windows to the front and side aspects, fireplace and radiator.

KITCHEN

11' 11" x 8' 10" (3.65m x 2.70m) , with UPVC window and door to the rear aspect, tiled flooring, fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral oven and grill, five ring gas hob with extraction above and space for automatics washing machine.

BATHROOM

8' 7" x 6' 5" (2.63m x 1.98m) , with two UPVC windows to the rear/side aspects, suite to comprise of WC, wash hand basin, bath and separate shower cubicle and tiled flooring.

BEDROOM 1

10' 5" x 9' 11" (3.19m x 3.03m) , with UPVC window to the front aspect and radiator.

BEDROOM 2

8' 10" x 9' 11" (2.70m x 3.03m) , with UPVC window to the rear aspect and radiator.

OUTSIDE

To the front of the property there is a lawned garden with a driveway to the side providing off road parking and giving access to the Garage. To the rear of the property there is a lawned garden and shed.





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 - HOW WE MAY REFER YOU TO

Sills & Butteridge, Bridge & Farland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use the Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Water 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.

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 £10 commission to the individual member of staff who generated the appointment.

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.

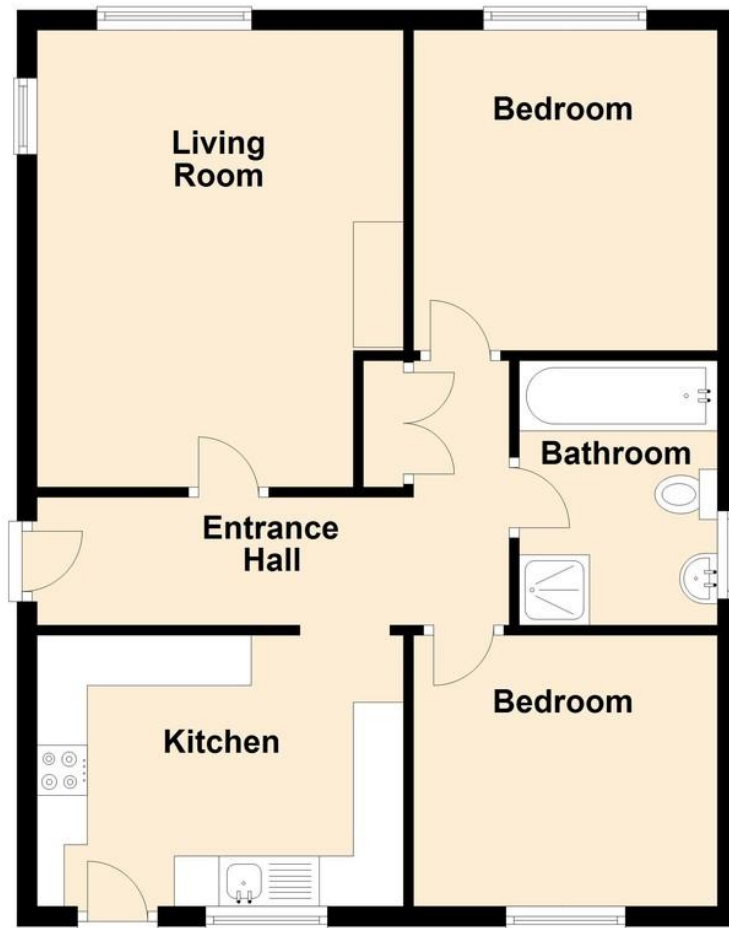
GENERAL

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 are for themselves and the vendors (Lessors) for whom they act as Agents given 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 whatsoever 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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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.

