



3 Hughes Ford Way

Saxilby, Lincoln, LN1 2WB

£385,000

This is a completely refurbished four bedroomed detached family home located in the popular village of Saxilby. The property has modern and stylish living accommodation to comprise of Entrance Hallway, Lounge, Dining Room, Conservatory, luxury fitted Kitchen, Utility Room/Side Entrance, WC and First Floor Landing leading to the Master Bedroom with a range of fitted wardrobes and En-Suite Shower Room, three further Bedrooms and a newly fitted Family Bathroom. Outside there is a lawned garden to the front with a block paved driveway to the side providing off road parking and giving access to the Garage. To the rear there is a further lawned garden.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln on the A57 and upon entering the village of Saxilby, turn right on to Mill Lane. Proceed along and turn right on to Daubney Avenue and then turn right again on to Hughes Ford Way 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.



ENTRANCE HALLWAY

With uPVC window and door to the front, stairs rising to the First Floor Landing, under stairs storage cupboard and doors leading to the Lounge and Kitchen.

LOUNGE

17' 7" x 12' 1" (5.36m x 3.69m) With walk-in uPVC bay window to the front, archway leading to the Dining Room, fireplace and radiator.

DINING ROOM

12' 3" x 9' 8" (3.75m x 2.96m) With uPVC sliding doors to the Conservatory and radiator.

CONSERVATORY

11' 10" x 9' 8" (3.62m x 2.96m) With uPVC windows and double doors to the rear garden, power and lighting.



KITCHEN

12' 3" x 15' 3" (3.75m x 4.66m) With two uPVC windows overlooking the rear garden, fitted with a range of modern wall, base units and drawers with work surfaces over and complementary tiling below, stainless steel sink unit and drainer, space for a Range cooker with extractor fan over, space for an American style fridge freezer, integral dishwasher, central island with breakfast bar, radiator, LED spotlights to ceiling and door to the Utility Room.

UTILITY ROOM/SIDE ENTRANCE

With work surface and space for an automatic washing machine below, door to the WC and side entrance door.

WC

With uPVC window to the side, partly tiled walls, WC, wash hand basin and radiator.



FIRST FLOOR LANDING

With doors to four Bedrooms, Family Bathroom and airing cupboard.

MASTER BEDROOM

14' 1" x 11' 6" (4.31m x 3.51m) With door to the En-Suite, walk-in uPVC bay window to the front, radiator and fitted wardrobes.

EN-SUITE

6' 7" x 6' 10" (2.02m x 2.10m) With uPVC window to the front, suite to comprise of shower, WC and wash hand basin, chrome towel radiator and partly tiled walls.



BEDROOM 2

13' 6" x 11' 6" (4.12m x 3.51m) With uPVC window to the rear, radiator and fitted wardrobe.

BEDROOM 3

8' 10" x 12' 11" (2.70m x 3.94m) With uPVC window to the rear, radiator and fitted wardrobe.

BEDROOM 4

12' 4" x 9' 8" (3.77m x 2.96m) With uPVC window to the front and radiator.



FAMILY BATHROOM

7' 11" x 6' 2" (2.42m x 1.89m) With uPVC window to the side, newly fitted suite to comprise of bath with shower over, WC and wash hand basin, radiator and tiled walls.

OUTSIDE

To the front of the property there is a lawned garden with a block paved driveway to the side providing off road parking and giving access to the Garage. There is a side access gate leading to the rear garden which is principally laid to lawn with flower beds, paved areas and outside tap.

GARAGE

17' 7" x 9' 8" (5.36m x 2.96m) With up and over door to the front, power and lighting.



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, Ringrose Law LLP, Burton and Co, Bridge McFarland 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 these 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.

Westlaby Financial Services who will be able to offer a range of financial services products. Should you decide to instruct, Westlaby Financial Services will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition, Westlaby Financial Services will pay between £10 and £30 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 HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MR RICS.

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 the vendors (Lessors) for whom they act as Agents given to the best of their knowledge.

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.

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

www.mundys.net
residential@mundys.net
01522 510044

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.

