



6 Hotchkin Avenue

Saxilby, Lincoln, LN1 2GU

£575,000

This is a larger than average five/six bedroomed detached family home located in the popular village of Saxilby. The internal accommodation comprises Reception Hallway, Lounge, Rear Entrance (with stairs leading to Bedroom 6), Dining Room, modern fitted Kitchen Diner, Utility Room, Pantry, WC, Study and Games Room. The First Floor Landing gives access to the Master Bedroom with Dressing Area and En-Suite, Bedroom 2 with En-Suite, Bedroom 3 with Dressing Area (which could also be converted to make Bedroom 5), Bedroom 4 and Family Bathroom. The sixth Bedroom is accessed via its own staircase rising from the Rear Hall. To the front of the property there are decorative gravelled beds and an extensive block paved driveway providing off road parking and giving access to the Integral Double Garage. To the rear of the property there is a paved seating area and lawned garden with flower beds. The property further benefits from having newly fitted fences to all sides of the property.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – F (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, left on to Forrington Place and then right on to Hotchkin Avenue where the property can be located.

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.



RECEPTION HALLWAY

With uPVC door and window to the front, coving to ceiling, wooden flooring and doors leading to the Lounge, WC, Study and Kitchen Diner, double doors to the Dining Room, stairs to the First Floor Landing and under stairs storage area.

WC

6' 6" x 3' 3" (2m x 1m) With WC, wash hand basin on vanity unit, partly tiled wall, wooden flooring and radiator

LOUNGE

21' 4" x 11' 9" (6.51m x 3.60m) With uPVC window to the front, uPVC double doors to the rear garden, coving to ceiling, feature fireplace with marble hearth, radiator and door to the Rear Entrance.

REAR ENTRANCE

5' 3" x 8' 9" (1.62m x 2.68m) With uPVC door to the rear and stairs rising to Bedroom 6.

DINING ROOM

12' 10" x 10' 6" (3.93m x 3.22m) With uPVC window to the rear, double doors to the Reception Hallway, wooden flooring, coving to ceiling and radiator.

KITCHEN DINER

15' 8" x 17' 1" (4.79m x 5.23m) With uPVC window and double doors to the rear garden, door to the Utility Room, fitted with a range of wall, base units and drawers with granite work surfaces over and complementary tiling below, sink unit with granite drainer and mixer tap, integral dishwasher, oven and grill with four ring gas hob and extractor fan over, coving to ceiling, wooden flooring, spotlights to ceiling, radiator and central island with work surface over, fitted cupboards and drawers.

UTILITY ROOM

8' 11" x 7' 4" (2.74m x 2.25m) With uPVC window and door to the side, granite work surface with plumbing and space for a tumble dryer and washing machine below and complementary tiling above, deep larder cupboard, inset sink unit and drainer with mixer tap, wooden flooring, space for an American style fridge freezer, radiator and extractor fan.

PANTRY

5' 9" x 7' 4" (1.77m x 2.25m) With wall mounted gas fired central heating boiler and shelving.

STUDY

9' 4" x 10' 9" (2.86m x 3.30m) With uPVC window to the side/front, radiator, coving to ceiling and archway leading through to the Games Room.





GAMES ROOM

16' 6" x 18' 6" (5.05m x 5.65m) With uPVC windows to the front and side aspects, radiator, fitted cupboards and coving to ceiling.

FIRST FLOOR LANDING

With uPVC window to the front and doors leading to the Master Bedroom's Dressing Area, Bedroom 2, Bedroom 3, Dressing Area/Bedroom 5, Bedroom 4 and Family Bathroom.

MASTER BEDROOM DRESSING AREA

With a range of fitted wardrobes, door to the En-Suite Shower Room and leading into the Master Bedroom.



EN-SUITE

9' 3" x 6' 5" (2.83m x 1.96m) With Velux window, suite comprises shower, WC and pedestal wash hand basin, partly tiled walls and chrome towel radiator.

MASTER BEDROOM

16' 6" x 11' 5" (5.05m x 3.48m) With two uPVC walk-in dormer windows to the side/front and radiator.

BEDROOM 2

12' 10" x 12' 3" (3.93m x 3.75m) With uPVC window to the rear, radiator and door to the En-Suite.



EN-SUITE

6' 0" x 5' 11" (1.83m x 1.82m) With uPVC window to the rear, suite comprises shower, WC and pedestal wash hand basin and partly tiled walls.

BEDROOM 3

9' 7" x 13' 2" (2.93m x 4.03m) With uPVC window to the rear, radiator and archway leading through to the Dressing Room/Bedroom 5.

DRESSING ROOM / BEDROOM 5

9' 7" x 8' 3" (2.93m x 2.53m) This room could easily be converted to form Bedroom 5, with uPVC window to the rear, radiator and archway leading to Bedroom 3.



BEDROOM 4

8' 2" x 11' 10" (2.51m x 3.62m) With uPVC window to the front and radiator.

BATHROOM

6' 2" x 6' 5" (1.88m x 1.96m) With uPVC window to the side, luxury suite comprises free standing bath, WC and wall hung wash hand basin, tiled walls, spotlight to ceiling, partly tiled walls and chrome towel radiator.



BEDROOM 6

10' 9" x 16' 9" (3.28m x 5.13m) Accessed from the Rear Entrance with its own private staircase, with walk-in uPVC dormer window to the front and radiator.

OUTSIDE

To the front of the property there are decorative gravelled beds and an extensive block paved driveway providing off road parking and giving access to the Integral Double Garage. To the rear of the property there is a paved seating area and lawned garden with flower beds. There are newly fitted fences to all sides of the property.

DOUBLE GARAGE

15' 11" x 17' 1" (4.87m x 5.23m) With two up and over doors to the front, window to the rear, courtesy door to the side, 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

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Sills & Betteridge, 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 Walter 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 service products. Should you decide to instruct Westlaby Financial Services we 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 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.

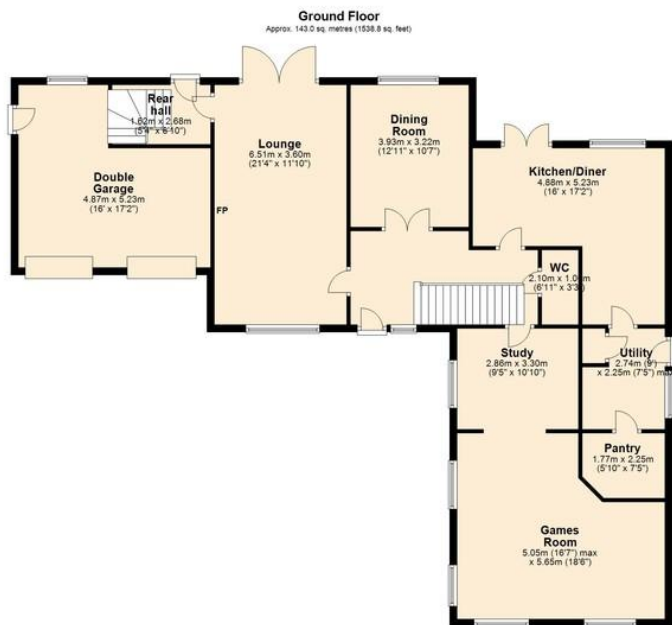
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