



5 Blankney Close

Saxilby, Lincoln, LN1 2JA

£240,000

A well-presented two bedroomed detached family bungalow positioned in this popular village of Saxilby. The property has internal accommodation to comprise of Entrance Porch, Inner Hallway, Lounge, Conservatory, Dining Room, modern fitted Kitchen, Shower Room and two well-appointed Bedrooms. Outside there are extensive gardens to the front and rear and a blocked paved driveway giving access to the Integral Garage. The property is being sold with No Onward Chain.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – B

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along the A57 and turn right into Saxilby on Mill Lane. Immediately turn left onto Bridge Street, proceed along onto the High Street and then turn left onto Torksey Avenue. Turn right again onto Blankney Close where the property is 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.



ACCOMMODATION

PORCH

4' 9" x 4' 11" (1.47m x 1.50m) , with UPVC window and door to the front aspect and door to inner hallway.

INNER HALLWAY

With doors to the lounge, dining area, shower room and two bedrooms and an airing cupboard.

LOUNGE

13' 10" x 11' 8" (4.23m x 3.58m) , with UPVC leaded window to the front aspect, gas fire with marble hearth and stone surround, radiator and sliding door to the conservatory.

CONSERVATORY

6' 2" x 23' 1" (1.90m x 7.04m) , with UPVC windows and double doors to the rear garden, UPVC door to the lounge, leaded window and door to the kitchen, radiator and door to the garage.

DINING AREA

10' 9" x 9' 0" (3.28m x 2.75m) , with UPVC leaded window and door, radiator, tiled flooring and archway into the kitchen.

KITCHEN

7' 10" x 8' 3" (2.40m x 2.53m) , with UPVC leaded window 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, integral electric oven, four ring electric hob with extraction above, wall mounted cupboards with complementary tiling below and space for a fridge freezer.

SHOWER ROOM

8' 3" x 5' 5" (2.53m x 1.66m) , with UPVC leaded window to the side aspect, tiled flooring, tiled walls, suite to comprise of shower, WC and wash hand basin with vanity cupboard and chrome towel radiator.

BEDROOM 1

9' 11" x 13' 11" (3.04m x 4.25m) , with UPVC leaded window to the front aspect, fitted bedroom furniture and radiator.

BEDROOM 2

6' 10" x 10' 10" (2.09m x 3.31m) , with UPVC leaded window to the side aspect and radiator.

OUTSIDE

To the front of the property there is extensive blocked paved driveway providing off road parking for many vehicles and giving access to the garage. There is also decorative gravelled beds with mature shrubs and tree and a stone circular paved area. To the rear of the property there is a paved area, decorative gravelled beds, mature shrubs and trees.

GARAGE

20' 10" x 8' 8" (6.37m x 2.66m) , with up and over door to the front aspect, UPVC window to the rear and door to the conservatory, spaces for automatic washing machine, tumble dryer and fridge freezer, power and lighting.





WEBSITE

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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.

Westaby Financial Services will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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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.

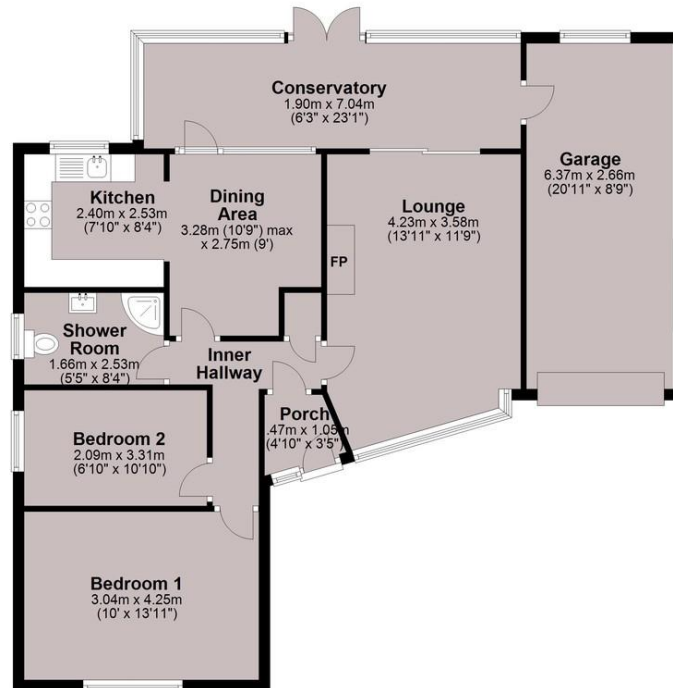
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Ground Floor



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