



14 Swallow Gate, Saxilby, Lincoln, LN1 4AN

Offers Over £199,500

Tel: 01636 611811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

A superbly presented modern two bedroomed semi-detached home on the Lovell Homes Ingleby View development in Saxilby. Offering contemporary accommodation with a house of stylish features and upgrades on standard specification, the property is offered for sale with vacant possession and no upwards chain.

The ground floor is designed for comfortable living, with an entrance hall leading to a spacious living room, a well-appointed kitchen, and a convenient downstairs WC.

To the first floor, you will find two double bedrooms, with the master benefiting from its own en-suite shower room, alongside a separate family bathroom.

Externally, the property boasts a good-sized rear garden laid to lawn. To the front, there is a driveway providing off-road parking for two vehicles.

Saxilby offers local access to a range of amenities such as shops, a post office, a train station, parks and eateries as well as transport links and schooling. The village is only 6 miles from Lincoln via the A57. The train journey is usually 11 minutes only.

The property was constructed in 2022 of brick elevations under a tiled roof. The living accommodation has the benefit of uPVC double glazing and gas fired central heating.

The accommodation can be described in more detail as follows:

GROUND FLOOR

ENTRANCE HALL



Radiator. Amtico flooring with entrance mat.

LIVING ROOM

11'7" x 15'3" (3.55m x 4.65m)



Radiator. Amtico flooring. Under stairs cupboard with Openreach fibre connectivity.



DINING KITCHEN

11'7" x 15'3" (3.54m x 4.65m)

(At the widest point, narrows to 3.47m)



Base units and wall units in Hunter green with matt brass square handles, 22 mm Marble Bianco worktops incorporating a Rangemaster sink and Lusso Filtrata brushed gold 4 in 1 boiling water tap. Integrated gas hob, oven and glass extractor hood. Integrated appliances

including dishwasher and fridge freezer. Amtico flooring, radiator, LED lighting and pendant light to dining area. Fitted window blinds. UPVC door to the rear aspect. Space and plumbing for a washing machine.



WC

4'7" x 3'6" (1.42m x 1.09m)



Basin and wall hung WC, vanity shelf. Amtico flooring.

FIRST FLOOR

BEDROOM ONE

9'8" x 15'3" (2.96m x 4.67m)



Window blinds. Radiator.



ENSUITE

4'10" x 7'11" (1.48m x 2.43m)



120cm wide shower, sliding door and tiled surround. Basin and back to wall WC, vanity shelf. Extractor fan. Chrome heated ladder towel rail. Amtico flooring.

BEDROOM TWO

7'11" x 10'6" (2.42m x 3.21m)



Window blind and radiator.

BATHROOM

7'0" x 7'1" (2.15m x 2.18m)



Bath with shower, shower screen, full height tiling around the bath. Basin and back to wall WC, vanity shelf. Shaver point. Extractor fan. Radiator. Amtico flooring.

OUTSIDE



There is a garden to the rear laid to lawn and is a blank canvas with patio area, outside tap and PIR light. Driveway to the front aspect for 2 vehicles.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property. Gas boiler is located in the kitchen.

TENURE

The property is freehold. The ground rent is £154 per annum.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

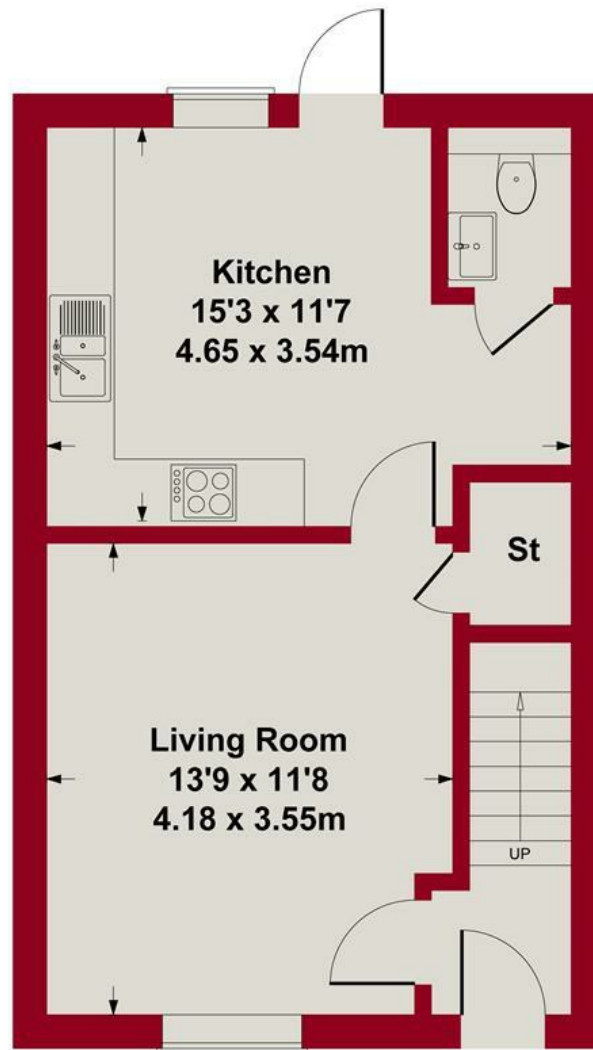
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

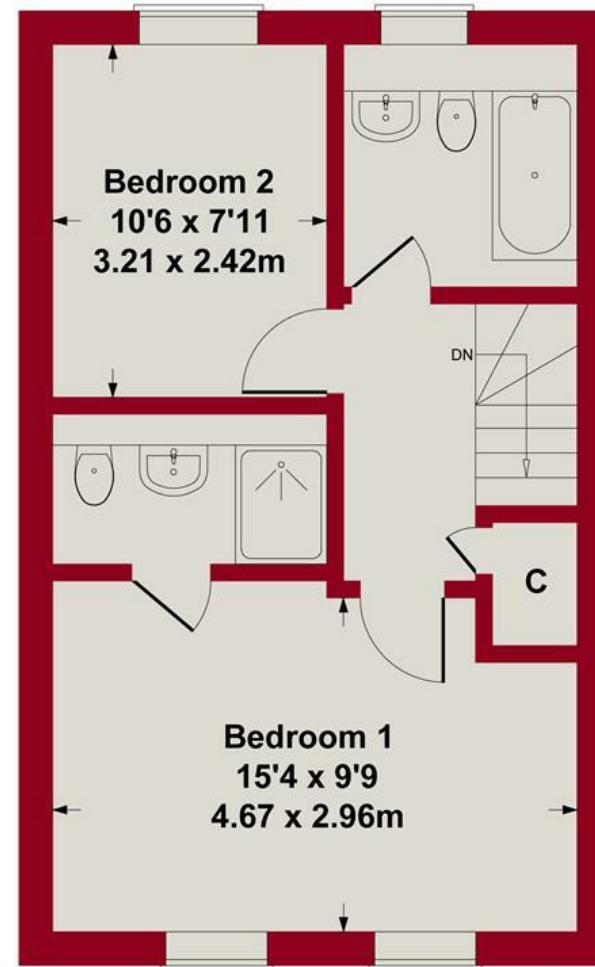
Strictly by appointment with the selling agents.

COUNCIL TAX BAND

This property come under West Lindsey District Council Tax Band B.



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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