



The Cottage, Saxilby Road, Skellingthorpe, Lincoln, LN6 5TY **Guide Price: £325,000 (£750 + VAT Buyers Fee)**

Description

A three bedroom detached property set in around 0.41 of an acre with far-reaching countryside views. The property will benefit from a scheme of modernisation, but offers great potential with further room to extend subject to the necessary planning consents.

Directions

From the A46 bypass turn right onto Lincoln Road and proceed until you reach the centre of the village. Turn right at the Lincolnshire, co-op and proceed on the High Street which leads in to Saxilby Road where the property can be found on your right just after you leave the edge of the village.

<https://what3words.com/loved.spot.perfumes>

Accommodation

Porch

With door to hallway and under stairs cupboard.

WC

Double glazed casement window to rear elevation, two piece suite comprising mid flush WC, wash handbasin, part tiled walls.

Kitchen 2.87m x 2.84m

Double glazed casement window to rear and side elevation, fitted wall and base units with stainless steel one and half bowl sink, built-in oven with four ring electric hob, Wamsler range cooker which is used for cooking and also heating the radiators, part tiled walls, space and plumbing for washing machine, pantry cupboard with double glazed casement window to side elevation, door to rear porch with loft access and further door to rear elevation.

Dining Room 3.84m x 2.51m

Double glazed casement window to side elevation, fitted wall and base units, stairs to first floor.

Sitting Room 4.52m max x 3.86m

Double glazed casement window to front and rear elevation, open fireplace with stone surround, double radiator.

Living Room, 7.26m x 4.24m

Double glazed French doors to rear elevation, double glazed bay window to front and side elevation, open fire with stone surround, double and single radiator, stairs to first floor.

First Floor

Bedroom One 7.26m x 4.24m max

Double glazed casement window to front, rear and side elevations, two single radiators and two built in wardrobes.

Bedroom Two 3.84m x 2.59m

Double glazed casement window to side elevation, built-in storage cupboard, built-in airing cupboard with hot water tank, single radiator.

Bedroom Three 3.58m x 2.95m

Double glazed casement window to rear and front elevation, double radiator, built in cupboard.

Bathroom 2.59m x 1.88m

Double glazed casement window to rear elevation, three-piece suite comprising panelled bath with shower over, mid flush WC, wash basin in vanity unit, part tiled walls, single radiator, further wall mounted heater.

Outside

The grounds are mainly laid to lawn with hedged boundaries and a substantial driveway providing parking for several vehicles. There are also a number of useful outbuildings to include a double garage/workshop, single garage/workshop, brick built store, timber summer house and further wood store.

Services

We understand the property offers mains water, electric, heating is provided via the range cooker and there is a recently installed sewage treatment plant.

Tenure & Possession

Freehold with vacant possession upon completion.

Viewing

Please contact the Auctioneers for details of open viewing days. Tel: 01522 504360

Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or cpa@brown-co.com



Completion Date

This lot will be sold with a 10% deposit and up to 8 weeks for completion.

Solicitors

Diane White
 Anthony Clark & Co
 16a Guildhall Street
 Lincoln
 LN1 1TT

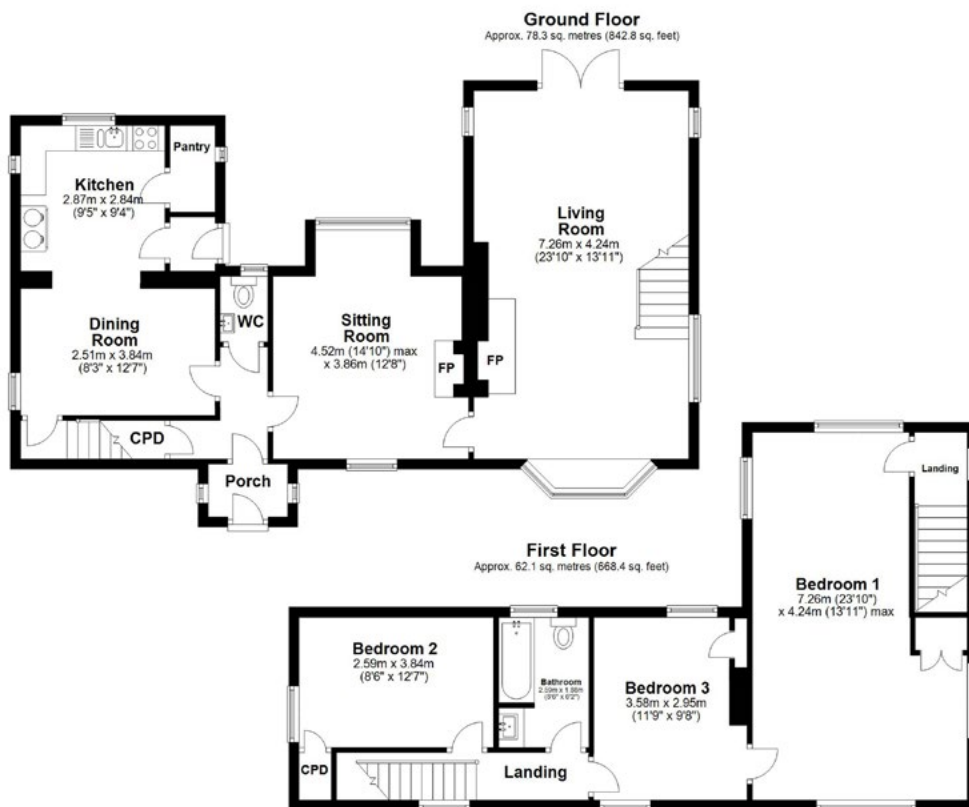


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Agent

James Mulhall or James Drabble 01522 504360



Total area: approx. 140.4 sq. metres (1511.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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The Cottage, Skellingthorpe