



King & Co.

39 HIGHFIELD ROAD, SAXILBY, LN1 2QP

£265,000





INFORMATION

Construction type ~ Cavity Wall, Filled
 Heating Type ~ Gas central heating
 Parking ~ Garage & Driveway
 Tenure ~ Freehold
 Council tax band ~ B
 EPC rating ~ C73

This well presented, detached bungalow is entered via its side elevation into the:

ENTRANCE HALL

Being L-shaped, it offers deep, fitted storage cupboard housing wall hung Worcester gas fired central heating boiler, access to loft space, radiator and carpet.

LOUNGE/DINER

21' 9" x 17' 4" reducing to 7' 10" (6.63m x 5.3m reducing to 2.43m) Having window and sliding patio door to front elevation allowing access out to the adjacent front garden, coving, three radiators, serving hatch to kitchen and fitted carpet.



KITCHEN

8' 3" x 9' 1" (2.54m x 2.78m) Installed circa 2022, this modern kitchen offers stainless steel sink and drainer unit inset to work surface with units below and space to one end for tall standing fridge freezer. The work surface continues along the neighbouring wall with under cupboard carousel storage units below with space also for automatic washing machine, while the work surface continues along the abutting wall with 4 ring electric hob inset having units to either side.

Also with: appropriate wall tiling, window to side elevation, serving hatch to adjacent dining area and vinyl flooring.



BEDROOM 1

12' 7" x 9' 11" max (3.85m x 3.04m max) Having window to rear elevation, radiator and fitted carpet.

BEDROOM 2

11' 4" x 8' 10" (3.46m x 2.7m) With window to rear elevation looking out to the enclosed rear garden, radiator and fitted carpet.

BEDROOM 3

8' 5" x 8' 7" (2.58m x 2.64m) With window to side elevation, radiator and carpet.



BATHROOM

8' 1" x 5' 4" (2.48m x 1.63m) Enjoying a modern suite fitted circa 2022 which comprises: panelled bath with wall hung chrome mixer shower unit, close couple WC and pedestal wash hand basin.

Also with: two windows to side elevation, appropriate wall tiling, chrome ladder effect heated towel rail and vinyl flooring.

Situated on Highfield, within walking distance, for most, from the local village primary school, this well presented three bedroom home is approached over a concrete driveway which extends down one side of the property creating off street parking for 2-3 vehicles whilst also giving access to the;

GARAGE

16' 0" x 8' 3" (4.89m x 2.54m) Being of brick construction with flat roof, up and over door, window to side elevation, power and lighting.

To the rear of the garage is a separate;

GARDEN STORE

8' 3" x 3' 1" (2.53m x 0.95m)





OUTSIDE

The front garden is majority laid to lawn with small rockery and timber picket fencing to front boundary. A concrete pathway extends beyond the garage which, via wrought iron gate, allows access to the rear garden. Being multi-tiered, it is part laid to lawn with one raised patio area and one sunken patio area providing generous seating areas.

Also with, timber summer house, mature, raised boarded helping to create a colourful backdrop.

ANTI MONEY LAUNDERING

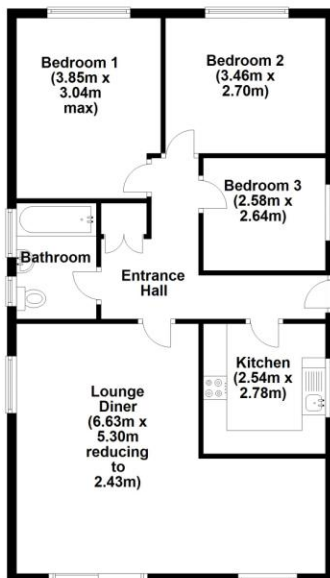
King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.



Ground Floor
Approx. 78.2 sq. metres (841.6 sq. feet)



Total area: approx. 78.2 sq. metres (841.6 sq. feet)

The marketing plan's shown are for guidance purposes only and are not to be relied upon for scale or accuracy. Plan produced using PlanUp.



TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(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	