



## Bridge Place, Saxilby, Lincoln, LN1

**£145,000**

None

**Tenure:** Freehold, **Bedrooms:** 3

Excellent 1st time buy - 3 bedrooms - 2 reception rooms - fitted kitchen - 1st floor bathroom - gas central heating and double glazing - very sought after village location - NO CHAIN This THREE BEDROOM semi detached family home is located within the sought after village of Saxilby. The accomm

### Key features:

- ideal 1st time buy
- sought after village location
- no chain

## Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band A (£1148.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



**Excellent 1st time buy - 3 bedrooms - 2 reception rooms - fitted kitchen - 1st floor bathroom - gas central heating and double glazing - very sought after village location - NO CHAIN**

This THREE BEDROOM semi detached family home is located within the sought after village of Saxilby. The accommodation comprising Entrance Hallway, , Lounge, Dining Room, Fitted Kitchen.. First floor having 3 Bedrooms and Family bathroom. The property further benefits from enclosed front and rear gardens. Viewing is highly recommended. NO CHAIN. Cul De Sac Location

**ENTRANCE HALL**

Stairs to first floor under stair cupboard door to

**LIVING ROOM**

Double glazed window to front aspect, door into

**DINING ROOM**

Double glazed window to rear.

**KITCHEN**

Fitted with a range of base and wall units stainless steel 1 1/2 bowl single drainer with mixer tap over, tiling to splash back areas plumbing for washing machine space for fridge freezer inset electric hob with extractor over. Double glazed window to side aspect

**FORMER DOWNSTAIRS WC**

We are advised there remains plumbing in place to re instate wc and basin

**LANDING**

Airing cupboard housing hot water cylinder double glazed window to side aspect doors to

**BEDROOM 1**

Double glazed window to front

**BEDROOM 2**

Double glazed window to rear

**BEDROOM 3**

Double glazed window to front

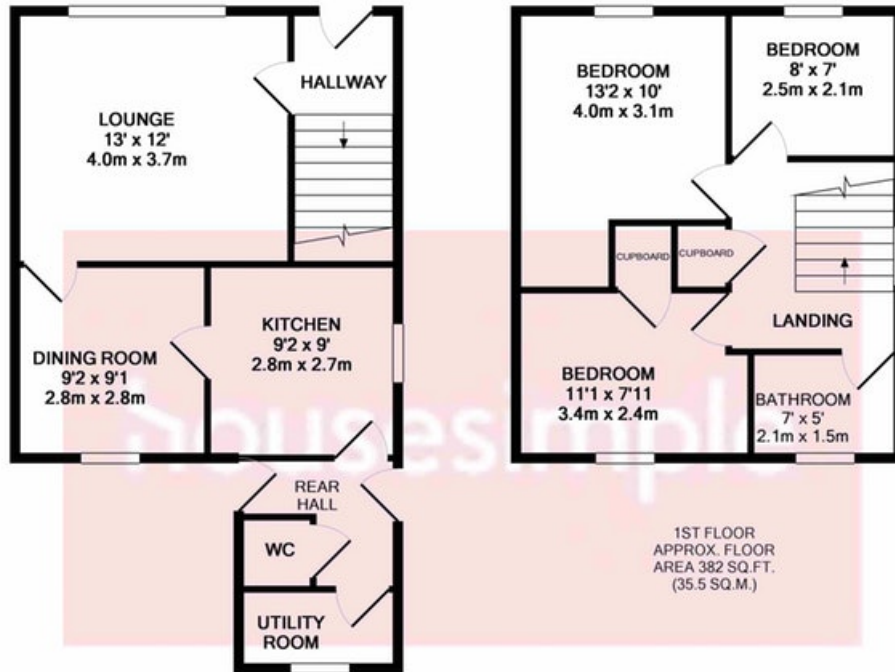
**BATHROOM**

Having a fitted suite comprising panelled bath, wash hand basin and low level toilet. Double glazed window to rear

**GARDENS**

Enclosed front and rear gardens laid to lawn

Floor plan:



GROUND FLOOR  
APPROX. FLOOR  
AREA 457 SQ.FT.  
(42.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 839 SQ.FT. (77.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Energy Performance Certificate:

Energy Performance Certificate

**1, Bridge Place, Saxilby, LINCOLN, LN1 2QA**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 8406-0156-7429-0227-5413
<b>Date of assessment:</b> 25 April 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 25 April 2019	<b>Total floor area:</b> 79 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,148</b>
<b>Over 3 years you could save</b>	<b>£ 291</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 234 over 3 years	£ 174 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;">                     You could save £ 291 over 3 years                 </div>
<b>Heating</b>	£ 1,548 over 3 years	£ 1,452 over 3 years	
<b>Hot Water</b>	£ 366 over 3 years	£ 231 over 3 years	
<b>Totals</b>	<b>£ 2,148</b>	<b>£ 1,857</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) <b>A</b>
(81-91) <b>B</b>
(69-80) <b>C</b>
(55-68) <b>D</b>
(39-54) <b>E</b>
(21-38) <b>F</b>
(1-20) <b>G</b>

Not energy efficient - higher running costs

Current	Potential
69	84

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 114
2 Low energy lighting for all fixed outlets	£15	£ 51
3 Solar water heating	£4,000 - £6,000	£ 126

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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