



**Perkins George Mawer & Co.**

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

1 Cliff Road, Saxby, Market Rasen, LN8 2DJ

£800pcm



**Two bedroomed Semi-detached house located on the edge of the village of Saxby a short drive away from the city of Lincoln.**

**This very well presented accommodation has recently undergone a refurbishment program offering a modern light and airy home.**

**Having the benefits of Upvc double glazing and oil central heating and briefly comprising: entrance hall, lounge with log burning stove, open plan modern kitchen breakfast room including eye level oven, induction hob, integrated fridge freezer, integrated dish washer, boiler room, cloak room, 2 generous bedrooms, bathroom, gardens to front side and rear, out door storage shed, driveway.**

**Strictly No Pets please.**

Three bedroomed Semi detached house located on the edge of the village of Saxby a short drive away from the city of Lincoln.

This very well presented accommodation has recently undergone a refurbishment program offering a modern light and airy home.

Having the benefits of Upvc double glazing and oil central heating and briefly comprising: entrance hall, lounge with log burning stove, open plan modern kitchen breakfast room including eye level oven, induction hob, integrated fridge freezer, integrated dish washer, boiler room, cloak room, 2 generous bedrooms, bathroom, gardens to front side and rear, out door storage shed, driveway.

Strictly No Pets please.

#### **MAIN ENTRANCE**

Via galvanised steel main entrance door with glazed panel leading into entrance hall.

#### **ENTRANCE HALL**

Light grey painted walls, grey carpeted staircase leading to the first floor accommodation, smoke alarm, spot light, Wood effect flooring, door leading through to the lounge.

#### **LOUNGE**

uPVC double glazed window to the front elevation with curtain pole above, light grey painted walls, white fire surround with inset log burning stove on a stone hearth having twin arched recessed areas, television point, wood effect flooring, spot lighting to the ceiling, smoke/heat detector, wall mounted underfloor heating control, door leading through to the kitchen.

#### **OPEN PLAN KITCHEN BREAKFAST ROOM**

range of new light grey wall base and drawer units incorporating a matching central island

work space with white marble effect working surfaces and splash backs with inset 1 1/2 bowl inset sink unit with mixer tap, inset eye level stainless steel oven, black induction hob with stainless steel extractor canopy above having white marble effect splash back. integrated dishwasher, integrated fridge freezer unit, wood effect flooring with under floor heating, spot lighting to the ceiling, wall mounted underfloor heating control, step down to breakfast room.

#### **BREAKFAST ROOM**

Part brick and Upvc construction having fitted beige roller blinds to windows and part glazed Upvc door leading out to the rear garden, light grey painted walls, spot lighting to the ceiling, wall mounted underfloor heating control, wood effect flooring.

#### **CLOAK ROOM**

Upvc double glazed window to the rear elevation with fitted beige roller blind, vanity was hand basin with light grey high sheen storage cupboard below with splash back tiling, low level flush wc, wall mounted chrome towel rail, wood effect flooring, spot lighting to the ceiling.

#### **BOILER ROOM**

light grey painted walls, pressurized hot water cylinder and header tank, spot lighting to the ceiling, free standing "Grant" oil boiler unit, wood effect flooring, door leading through to the cloak room.

#### **UNDER STAIRS STORAGE CUPBOARD**

Storage cupboard incorporating pipework and valves for underfloor heating, wood effect flooring, light grey painted walls, central ceiling light.

#### **STAIRCASE AND LANDING**

Light grey painted walls, grey carpeted staircase leading to the first floor accommodation with handrail, loft access, central ceiling light, white painted doors to both bedrooms and bathroom.

#### **BEDROOM ONE**

Upvc double glazed window to the front elevation with curtain pole above, central heating radiator, light grey painted walls, spot lighting to the ceiling, USB port, television point, grey carpeting.

#### **BEDROOM TWO**

Upvc double glazed window to the rear elevation with pole above, light grey painted walls, central heating radiator, USB port, television point, spot lighting to the ceiling, grey carpeting.

#### **BATHROOM**

Upvc double glazed window to the rear elevation with beige roller blind, shower bath having glazed screen and splash back mermaid boarding, incorporating a chrome shower head and



hose, vanity was hand basin with grey high sheen storage cupboard below, low level flush wc, chrome ladder towel rail, wood effect flooring, spot lighting and extractor fan to the ceiling.

#### **OUTSIDE**

Brick built external storage shed, gravel driveway leading to the side of the property, paved patio area, part hedging part open plan to neighbouring field, outside lighting and water tap.



**Local Authority**  
**Council Tax Band**  
**EPC Rating**  
**What Three Words**

West Lindsey District Council  
A  
C/69



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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.