



5 Rosehill Close, Saxilby, Lincoln



5 Rosehill Close, Saxilby, Lincoln, LNI 2JB

Lincoln - 6.5 miles Newark - 21 miles (London Kings Cross 80 minutes)

A substantial detached family home situated on a generous plot within the sought after village of Saxilby. The property benefits from excellently presented living accommodation comprising of entrance porch, entrance hall, cloakroom, living room, dining room, high specification kitchen diner, utility, study and WC to the ground floor, along with large landing, master bedroom with en-suite and balcony, three further bedrooms, bathroom and WC to the first floor. Outside the property is accessed via a large driveway which leads to a detached double garage with office / potential annexe above with en-suite. Generous enclosed gardens run to the front, side and rear of the property.



ACCOMMODATION

Ground Floor

Entrance Porch

Entrance via large UVPC door with large side windows. With Front entrance door, tiled floor, door leading into:

Entrance Hall

Double glazed window to front, stairs rising to first floor, tiled floor, radiator.

Cloakroom

Double glazed window to side, low level WC, pedestal wash basin, tiled floor, radiator.

Living Room

Double glazed windows to both sides, front and rear, French doors to rear garden, multi-fuel burning stove inset to fireplace, coving to ceiling, two radiators, archway into:

Dining Room

Double glazed French doors to rear, coving to ceiling, radiator.

Kitchen Diner

Double glazed windows to front and rear, one and a half drainer sink inset to granite work surfaces, a range of matching high quality base and eye level storage units, NEFF appliances including induction hob, extractor hood, double oven, dishwasher and full height fridge. Breakfast bar, tiled flooring and radiator.

Rear Hall

Side entrance door, tiled floor, radiator.

Utility

Double glazed window to front, stainless steel drainer sink, preparation work surfaces, base and eye level storage units, space for washing machine and freezer, tiled floor, airing cupboard housing boiler and hot water cylinder.

Study

Double glazed window to rear, coving to ceiling, radiator.

WC

Double glazed window to side, low level WC, tiled floor.

First Floor Landing

Two double glazed windows to front, two storage cupboards, coving to ceiling, radiator.

Bedroom One

Double glazed windows and French doors to the rear opening onto the balcony, two built in wardrobes, coving to ceiling, radiator.

En-Suite Bathroom

Double glazed window to side, low level WC, wash basin, bath with wall mounted shower unit over and glazed shower screen, heated towel rail, tiled floor.

Bedroom Two

Double glazed windows to side and rear, coving to ceiling, loft access, radiator.

Bedroom Three

Double glazed window to rear, built in wardrobe, coving to ceiling, radiator.

Bedroom Four

Double glazed window to rear, built in wardrobe, coving to ceiling, radiator.



Bathroom

Double glazed window to side, corner Jacuzzi bath, shower cubicle, low level WC, wash basin, heated towel rail, tiled floor.

WC

Double glazed window to front, low level WC, wash basin with tiled splash back, tiled floor.

Double Garage

With two electric up and over doors to the front, door to side and tap. External steps lead up to:

Office

Side entrance door, two double glazed windows to front, Velux window to rear, door leading to:

En Suite

Velux window, shower cubicle with electric shower, low level WC and wash basin set to vanity unit, heated towel rail, tiled floor.

OUTSIDE

The property is accessed via a driveway providing parking for several vehicles which leads to the garage. Gated side access leads to generous enclosed gardens which run to the front, side and rear and are predominantly laid to lawn with paved patio, decorative shrubs and borders, a variety of trees including apple trees, log stores, fenced perimeter.

SERVICES

Mains water & electricity. Gas fired central heating with mains drainage. None of the services or appliances have been tested by the agent.

TENURE

Freehold. For Sale by Private Treaty.

POSSESSION

Vacant possession upon completion.

LOCAL AUTHORITY

West Lindsey District Council - 01427 676676

COUNCIL TAX

The property is in Council Tax Band E.

FIXTURES & FITTINGS

All items specifically mentioned in these particulars are included in the sale. Certain additional items may be available for purchase by separate negotiation.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

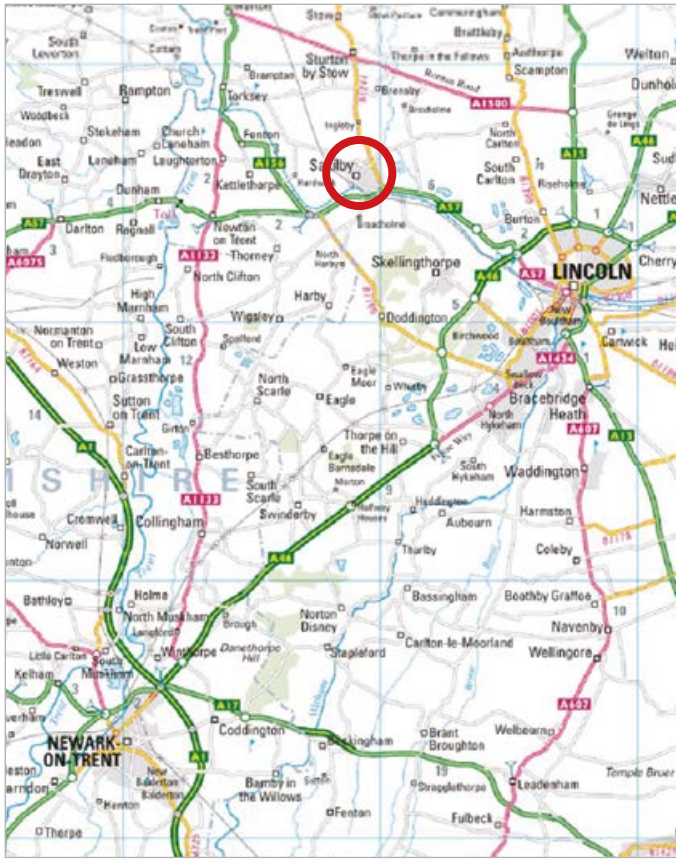
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team.

AGENT

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Awaiting Floorplans



Energy Performance Certificate HM Government

5, Rosehill Close, Saxilby, LINCOLN, LNI 2JB

Dwelling type: Detached house **Reference number:** 8107-9056-0829-1326-4973
Date of assessment: 25 January 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 27 January 2013 **Total floor area:** 232 m²

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

Estimated energy costs of dwelling for 3 years:	£ 3,936
Over 3 years you could save	£ 444

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 281 over 3 years	
Heating	£ 3,207 over 3 years	£ 2,856 over 3 years	
Hot Water	£ 375 over 3 years	£ 375 over 3 years	
Totals	£ 3,936	£ 3,492	

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	Current	Potential	Not energy efficient - higher running costs
(92-100) A		80	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

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	£800 - £1,200	£ 363
2 Low energy lighting for all fixed outlets	£30	£ 78
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 678

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

DIRECTIONS - LNI 2JB

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