



81 Mill Lane  
Saxilby, Lincoln, Lincolnshire, LN1 2HN

£220,000

## 2 Bedroom Semi-Detached House

- Freehold
- Semi Detached
- 2 Bedrooms
- Lounge/Diner, Kitchen
- Popular Village Location
- Close to Amenities
- Early Viewings Advised
- Off Road Parking
- EPC Rating - D, Council Tax Band - B
- Extensive Rear Garden

[Click here to access the Energy Performance Certificate for 81 Mill Lane, Saxilby, Lincoln, Lincolnshire, LN1 2HN](#)



## Overview

A Two Bedroom Semi Detached Property located within the popular village of Saxilby.

Internally, the accommodation briefly comprises an Entrance Hall, Lounge/Diner, Kitchen, First Floor Landing, Two Bedrooms and a Bathroom.

Externally, to the front the property has off road parking for two vehicles.

To the rear, the property is extensively laid to lawn with a timber shed, all of which is fully enclosed.

The village of Saxilby has a wide range of amenities, a train station, school and is only a short drive from the Cathedral city of Lincoln where a wider range of amenities can be found.

Agent Note:

The property has got planning permission for a single storey extension to the rear. The planning information can be found via the West Lindsey District Council planning portal under application number: 141730



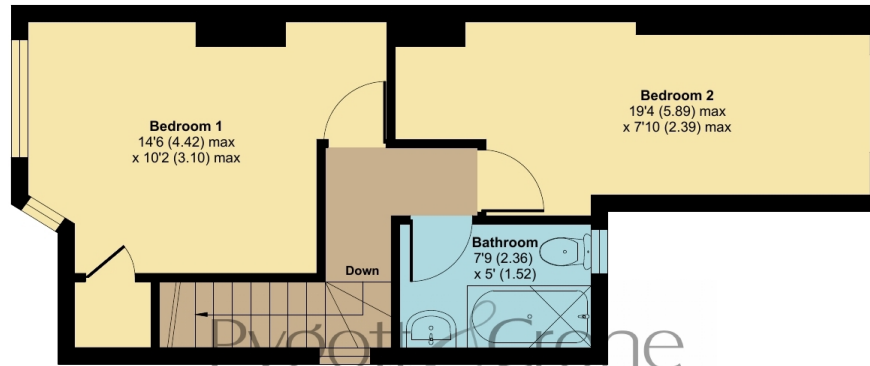




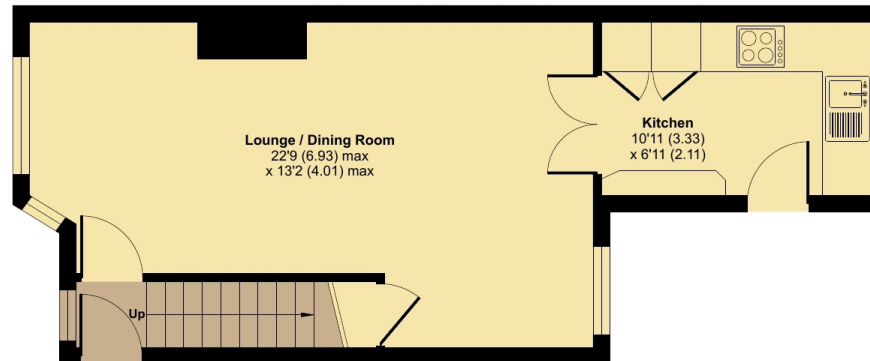
# Mill Lane, Saxilby, Lincoln, LN1

Approximate Area = 736 sq ft / 68.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Pygott & Crone. REF: 995679



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



**Stonebow**  
Financial Services Ltd

### Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



**Bianca van Tonder**  
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

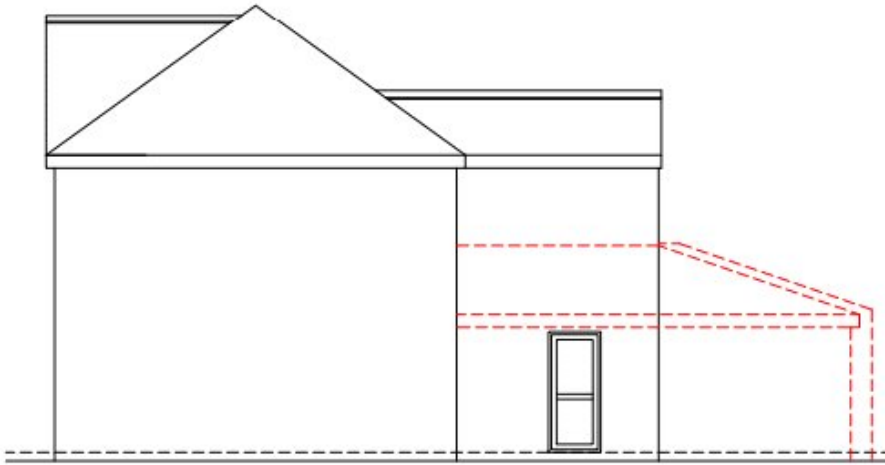




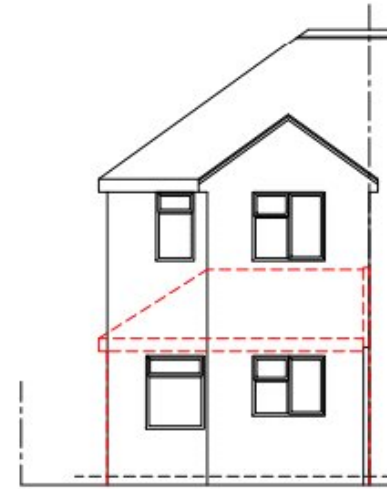
**Pygott Crone** | Platinum Trusted Service Award 2021 *feefo*

Book your free, property valuation.

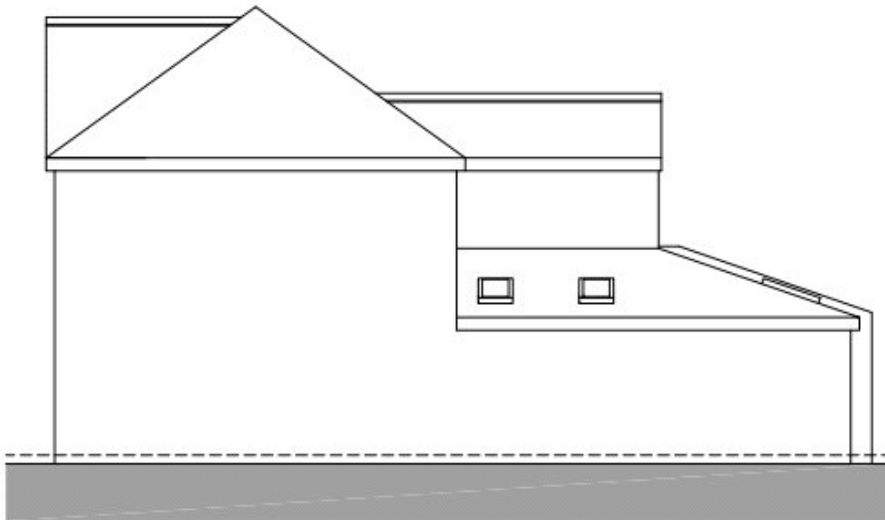
- 24/7 Customer Service
- £0 Upfront Fees to Pay
- On average, 98% of asking price achieved



EXISTING SIDE ELEVATION



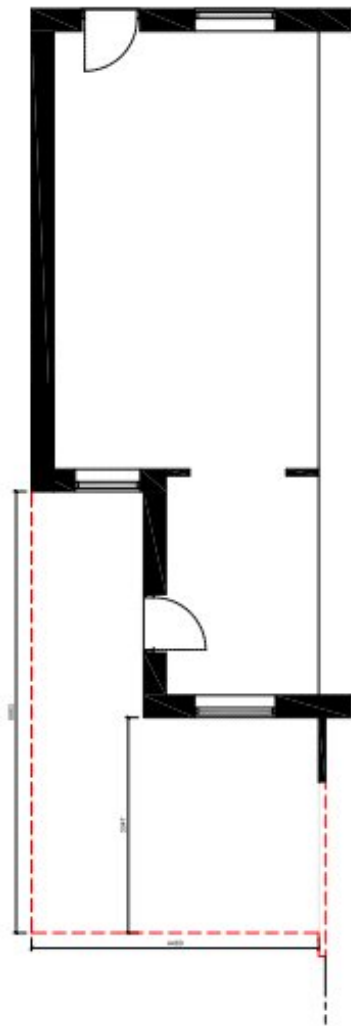
EXISTING REAR ELEVATION



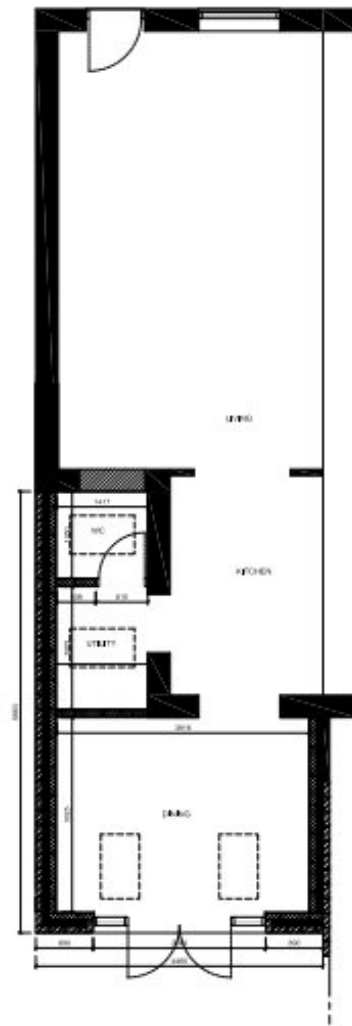
PROPOSED SIDE ELEVATION



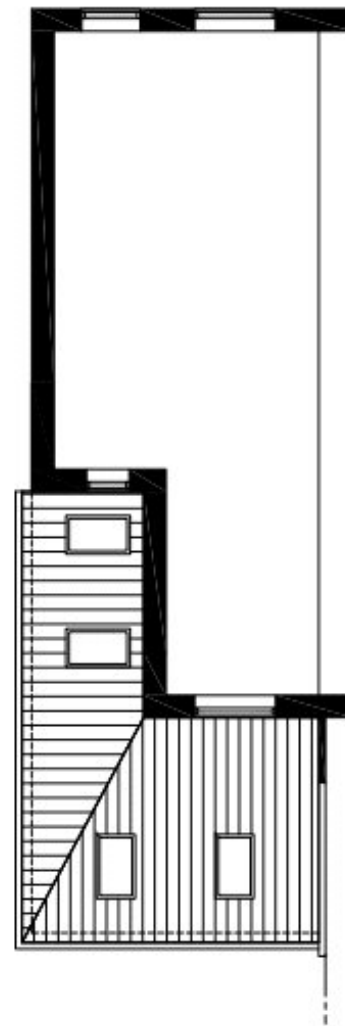
PROPOSED REAR ELEVATION



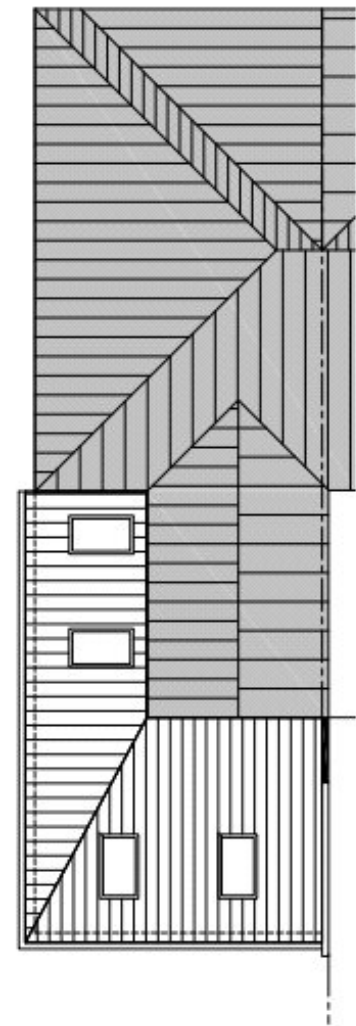
EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN

Houses. Homes. Harmony.



**81 Mill Lane, Saxilby**  
is on the market with our Lincoln branch

---

36a Silver Street, Lincoln LN2 1EW

01522 568822