



Plot 5 Parman Court

Lincoln Road

Saxilby, Lincoln, LN1 2NF

£239,950

An excellent semi-detached house situated within this exclusive small development, which is located just on the outskirts of the ever popular village of Saxilby. The property has been constructed to a high specification by Homes by Stirlin and offers well planned and spacious living accommodation to briefly comprise of Main Entrance Hall, Cloakroom, Lounge, fitted Kitchen Dining Area and Garden Room. The First Floor Landing leads to Three Bedrooms, En-suite to Master Bedroom, and Family Bathroom. Outside there are gardens and a driveway to the rear of the property. For more information please contact Mundys on 01522 510044.

Plot 5 Parman Court, Lincoln Road, Saxilby, Lincoln, LN1 2NF

SERVICES - TBC

EPC RATING – B.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln on the A57 towards Saxilby, continue along A57 and the development is located just before the right hand turning onto Mill Lane.

LOCATION

Parman Court is an exclusive new development of five executive homes located just on the outskirts of the popular village of Saxilby. Saxilby is a medium sized village to the West of Lincoln. The village offers a wide range of local amenities including schools, shop, public houses and train station. There are regular bus and train services in and out of Lincoln.

SPECIFICATION - INTERNAL

GENERAL

Emulsion paint finish to ceilings, colour: white
Emulsion paint finish to walls (Choice of 5 colours, please see sales team for details)
Oak veneer internal doors
Chrome door ironmongery
120mm Ogee profile MDF skirting with satinwood paint finish, colour: white
70mm Ogee profile MDF architrave with satinwood paint finish, colour: white
Softwood staircase with balusters, handrails, newels and newel caps all with satinwood paint finish, colour: white
Carpet floor coverings (Please refer to individual plot specification for details)
Vinyl floor coverings (Please refer to individual plot specification for details)

KITCHEN

Fitted kitchen units and worktops (Please refer to individual plot specification for details)
Integrated double oven, induction hob and chimney style extractor
Integrated fridge/freezer
Integrated dishwasher
Space for washing machine
One and half bowl sink and mixer taps

CLOAKROOM (where applicable)

White WC and cistern, wash basin and taps
Tiled splashback above wash basin

BATHROOM

White WC and cistern
White wash basin, pedestal and mixer taps
White bath and mixer tap
Extractor fan with switch (switch to be mounted outside of room)
Thermostatic shower over bath with screen

EN-SUITE

White WC and cistern
White wash basin, pedestal and mixer taps
Shower cubicle with thermostatic shower and riser rail
Extractor fan with switch (switch to be mounted outside of room)
Tiled splashback above wash basin

HEATING AND HOT WATER (refer to dwelling style internal specification sheet)

Wall mounted boiler
Prefinished radiators
Thermostatic radiator valves to all habitable rooms

ELECTRICAL (refer to dwelling style internal specification sheet)

White plastic sockets and switches
Smoke alarm to current legislation to hall and landing (where applicable)
Telephone points to living room and master bedroom (1 point per room)
TV points to Bedroom 1, Bedroom 2 and Living Room (1 point per room)
Downlights to kitchen
Downlights to Bathroom and Ensuite (where applicable)

SPECIFICATION - EXTERNAL

PATHS AND DRIVEWAYS

Paved footpath to front entrance, garage personnel door and patio (Please refer to individual plot specification for details)
Tarmac driveway

GARDENS

Fencing (Please refer to individual plot specification for details)
Rear garden to be rotated and levelled
External tap

EXTERNAL LIGHTING

External light(s) mounted adjacent front entrance (Please refer to individual plot specification for details)
External light(s) mounted on rear external wall (Please refer to individual plot specification for details)

EXTRAS

We have a large selection of extras available for each property to allow you to personalise your new home and make it completely unique. At Homes by Stirlin, we take enormous pride in our ability to offer our customers individual choice within the build of their new home. Share your vision with us, and we will help make your new home even more special.

ACCOMMODATION

ENTRANCE HALL

CLOAKROOM

LOUNGE - 16' 5" x 11' 9" (5.025m x 3.590m)

KITCHEN AREA - 11' 2" x 9' 2" (3.425m x 2.800m)

DINING AREA - 11' 9" x 6' 10" (3.600m x 2.100m)

GARDEN ROOM - 11' 9" x 7' 4" (3.600m x 2.250m)

FIRST FLOOR LANDING

BEDROOM 1 - 10' 6" x 9' 0" (3.225m x 2.745m)

EN-SUITE

BEDROOM 2 - 12' 10" x 10' 6" (3.915m x 3.225m)

BEDROOM 3 - 9' 11" x 7' 1" (3.035m x 2.175m)

BATHROOM

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Move with Us and Sills & Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sills & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

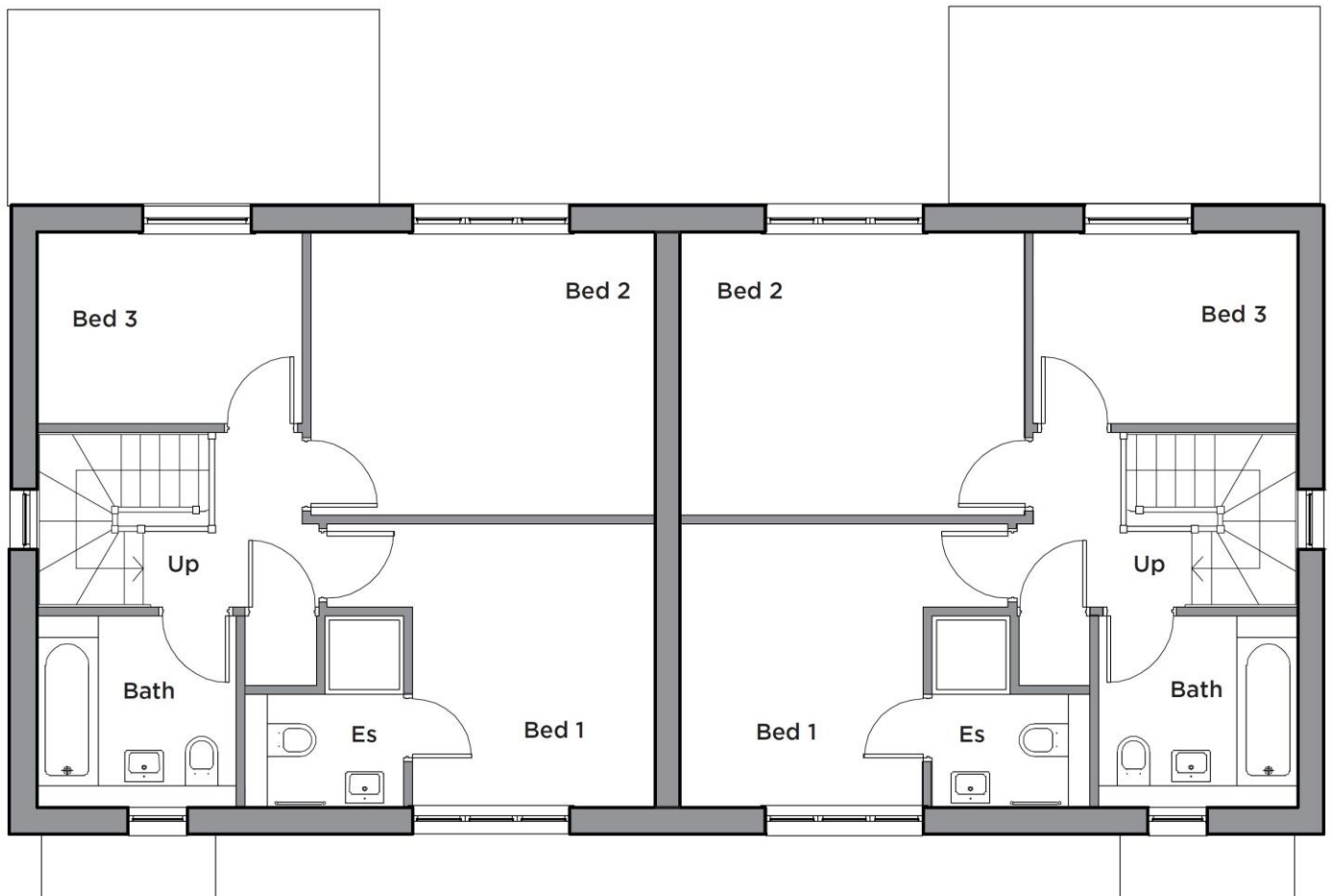
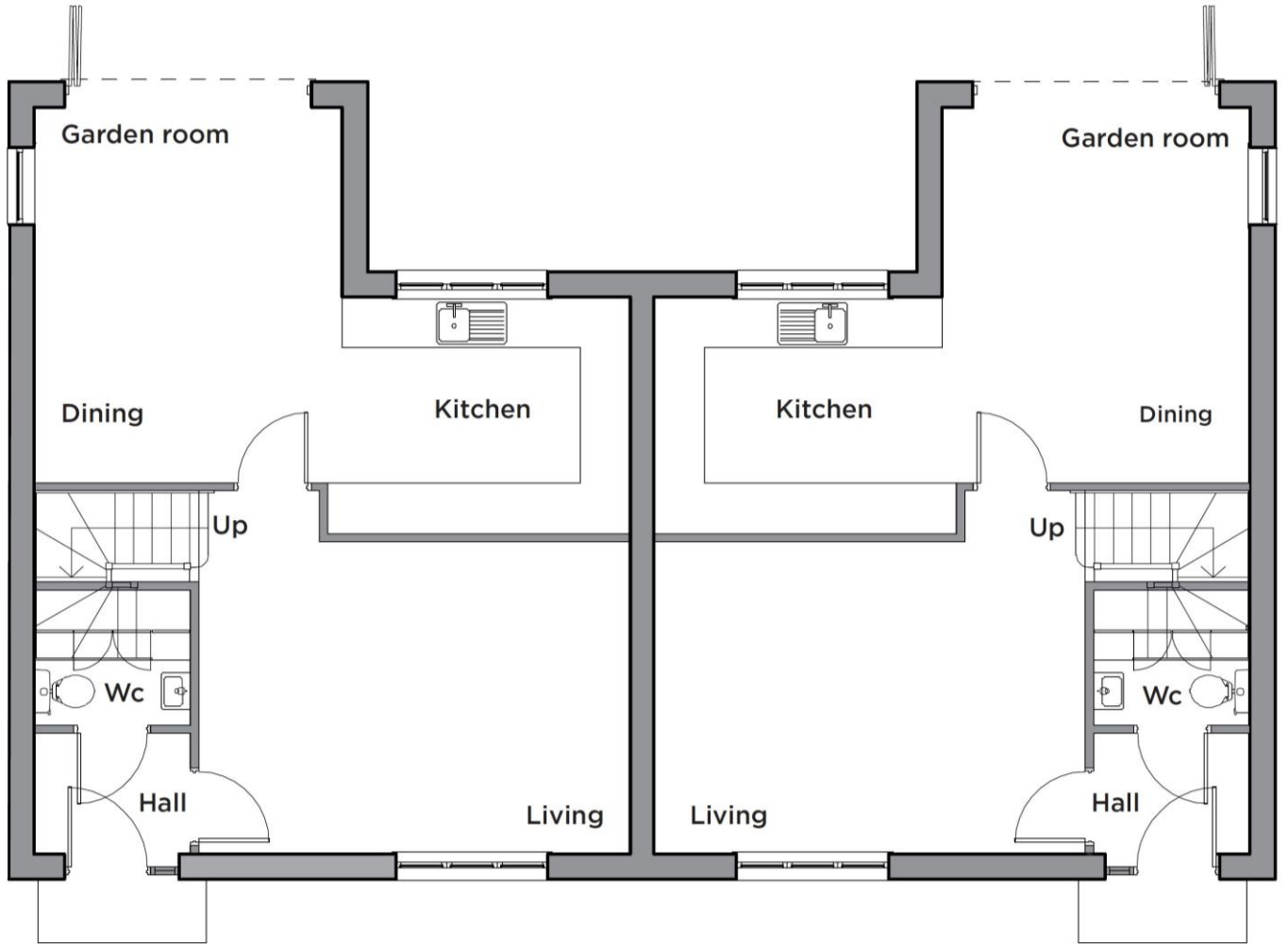
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

