



## 2 Cliff Farm Cottage, Cliff Road

| Saxby | LN8 2DJ

£750 PCM



**Perkins George Mawer & Co.**

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



# 2 Cliff Farm Cottage

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Saxby | LN8 2DJ  
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BEAUTIFUL SPOT! Nestled in the charming village of Saxby, this delightful semi-detached cottage offers a perfect blend of rural tranquility and convenient access to the City of Lincoln. With its picturesque surroundings, this property is ideal for those seeking a peaceful lifestyle while remaining close to urban amenities.

The cottage boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The heart of the home features a cosy log burner, perfect for creating a warm and inviting atmosphere during the colder months. The property comprises three well-proportioned bedrooms, ensuring comfortable living for families or those wishing to have a guest room.

The bathroom and kitchen are thoughtfully designed, catering to the needs of modern living. Outside, the property benefits from parking for three vehicles, adding to the convenience of this charming home and good

- Lounge.
- Breakfast Kitchen.
- Rear porch/utility room.
- Ground floor bathroom.
- Three Bedrooms.
- Gardens.
- Outside storage.

### Main Entrance

### Entrance hall

### Lounge

13'0" x 10'0" (3.96 x 3.05)

### Breakfast kitchen

12'0" x 12'0" (3.66 x 3.66)

### Walk in Pantry Cupboard

6'0" x 4'0" (1.83 x 1.22)

### Cloak cupboard

8'0" x 4'0" (2.44 x 1.22)

### Sun room

8'0" x 5'0" (2.44 x 1.52)

### Utility Room

7'0" x 4'0" (2.13 x 1.22)

### Bathroom

9'0" x 6'0" (2.74 x 1.83)

### Staircase and landing

### Bedroom one

16'0" x 10'0" (4.88 x 3.05)

### Bedroom two

12'0" x 8'0" (3.66 x 2.44)

### Bedroom three

9'0" x 8'0" (2.74 x 2.44)

### Outside

### Log store

8'0" x 5'0" (2.44 x 1.52)

### Coal store

6'0" x 4'0" (1.83 x 1.22)



Energy Efficiency Rating		
	Current	Potential
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		
England & Wales		EU Directive 2002/91/EC

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