



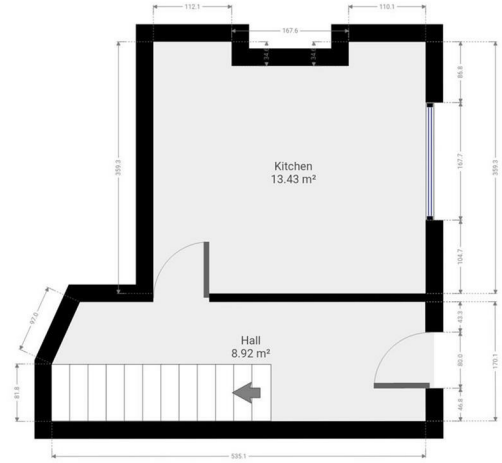
## Flat 2, The Old Booking Office Station Approach, Saxilby, Lincoln, LN1

3LD

£750 PCM

- Two bedrooms
- Modern kitchen & bathroom
- Gas Central heating
- Grade II Listed Building 1064073
- Great village location in Saxilby
- One parking space included
- Split level apartment in converted train station building
- Council Tax Band A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Statements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation as to the suitability of the property for your special requirements.

Room size measurements are achieved by measuring between internal walls. Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m.

## Viewings

Viewings by arrangement only. Email [info@cloudlettings.co.uk](mailto:info@cloudlettings.co.uk) or Call 01522 802020 to make an appointment.

Planning applications in immediate locality

Planning Application Number: 147776  
 Planning application for a timber clad shed.  
 Station Cottage, Sykes Lane, Saxilby, Lincoln, Lincolnshire, LN1 2NR

Planning Application Number: 143751  
 Planning application for single storey extension to dwelling.  
 Station Cottage, Sykes Lane, Saxilby, Lincoln, Lincolnshire, LN1 2NR

Council Tax Band: **A**

Broadband - for an indication of specific speeds and supply or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile phone signal - For an indication of specific speeds and supply or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>