



7 Sturton Road

Saxilby, Lincoln, LN1 2PG

Offers Over £375,000

With a larger than average (48.7sqm/524sqft) garage which could be utilised for a variety of uses (subject to planning). This well apportioned established detached bungalow occupies a generous plot of approximately 0.2 acres on the edge of the village. Accommodation comprises Hallway, Lounge, Dining Room, Kitchen, Utility, three double Bedrooms, Inner Hallway with Study Area, Bathroom and En-suite Shower Room. Outside is a sweeping in and out driveway and lawned gardens with views over fields to the rear. Viewing is essential to fully appreciate the size of accommodation offered.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – D (West Lindsey District Council)

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln along the A57. Turn right onto Mill Lane into the village of Saxilby, continue along onto Sturton Road where the property can be located on the right hand side.

LOCATION

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.



HALL
With radiator.

LOUNGE
22' 11" x 12' 10" (6.99m x 3.92m) With two double glazed windows to the front aspect and two radiators.

DINING ROOM
11' 8" x 10' 10" (3.56m x 3.32m) With double glazed window to the rear aspect and radiator.

KITCHEN
11' 7" x 10' 11" (3.55m x 3.33m) Fitted with a range of wall and base units with work surfaces over, 1 1/2 bowl sink with side drainer and mixer tap over, eye level electric oven, electric hob, space for fridge freezer, tiled splashbacks, storage cupboard, double glazed window to the rear aspect and door to the rear Garden.



UTILITY ROOM
15' 9" x 8' 11" (4.82m x 2.73m) Fitted with base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, wall mounted gas fired central heating boiler, space for washing machine, double glazed window to the side aspect and radiator.



BEDROOM 1
16' 4" x 12' 0" (4.99m x 3.67m) With double glazed windows to the front and side aspects and radiator.

WALK IN WARDROBE
6' 0" x 5' 3" (1.85m x 1.61m) Having double wardrobe with fronted mirror sliding doors and spotlights.

EN SUITE BATHROOM
12' 1" x 5' 3" (3.70m x 1.61m) Fitted with a four piece suite comprising of Jacuzzi bath, shower cubicle with electric shower, pedestal wash hand basin and close coupled WC, tiled walls and flooring, spotlights, chrome towel radiator and two double glazed windows to the side aspect.



INNER HALLWAY WITH STUDY AREA
12' 3 (max)" x 9' 0 (max)" (3.73m x 2.74m) With double glazed window to the side aspect and radiator.

BEDROOM 2
16' 10" x 12' 0" (5.15m x 3.66m) With double glazed French doors to the rear Garden, double glazed window to the side aspect and radiator.

BEDROOM 3
9' 0" x 8' 11" (2.75m x 2.73m) With double glazed window to the front aspect and radiator.



BATHROOM

6' 5" x 5' 5" (1.96m x 1.66m) Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, tiled walls and flooring, radiator and double glazed window to the side aspect.

GARAGE

34' 8" x 15' 1" (48.7sqm/524sqft) A spacious Garage that could be utilised as a Workshop, with roller doors to the front and side aspects, double glazed window, lighting and power. The space has a cavity wall which offers potential for the space to be converted into an office/additional living accommodation or to be used as a home based business (subject to necessary consents).

OUTSIDE

To the front of the property is a large in and out gravelled Driveway with electric gates providing off street parking for multiple vehicles. To the rear of the property is a generous Garden laid mainly to lawn with decked seating area and Shed. The Garden has far reaching open field views to the rear.



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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.

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