



19, St. Botolphs Gate
Saxilby

MOUNT & MINSTER



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Saxilby

An executive detached residence offering flexible living accommodation throughout.

- Detached
- Attractive individual property in a bespoke development
 - Four bedrooms
 - Two en-suites
 - Family bathroom
 - Generous living spaces
 - Popular village location
 - Detached double garage
 - Off street parking
- Private secure landscaped garden



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INTRODUCTION

An executive detached four bedroom residence offering flexible living accommodation throughout being offered with no onward chain. The property is situated within an attractive small cul de sac in a residential development on the edge of the village of Saxilby. The accommodation briefly comprises, entrance hall, downstairs WC, study, lounge, living/dining room, kitchen, utility. The bespoke carpentry kitchen has a range of wall and base units with granite work surfaces over, along with a feature island unit with a five ring gas hob and extractor over with a breakfast bar. The kitchen opens out into a stunning light and airy living dining space with a roof lantern and bifold doors which flood the property with light and provide views of the garden beyond making this a wonderful entertaining space. To the first floor the main bedroom overlooks the garden and open countryside views beyond, and benefits from an en-suite and built in wardrobes. There are three further bedrooms, one en-suite and family bathroom, along with a dressing room/study room.

The property further benefits from a boiler and radiators that were installed approximately 2 years ago, with the added benefit of the boiler still being under warranty.

OUTSIDE

To the front the property is approached via a brick block driveway providing ample off road parking and leads to a detached double garage with power and light and storage above.

To the rear there is a low maintenance private garden with a wrap around patio that can be accessed from the living/dining room and kitchen. The private sunny West facing garden provides an idyllic setting for relaxing and entertaining, the garden is primarily laid to lawn with mature planted beds along with a greenhouse and garden shed. Beyond the garden are unobstructed open countryside views.

LOCATION

Saxilby is situated on the A57 road approximately seven miles North West of the Cathedral City of Lincoln. The village boasts a number of amenities including Saxilby C of E primary school, butcher, doctors surgery, nurseries, grocers, St Botolphs Church, chemist, hairdresser, post office, library, food outlets and vets, as well as a village hall and playing field with sports club facilities. There are also regular train services to Lincoln and Sheffield and bus services from the village. Burton Waters is approximately four miles from the property with facilities including David Lloyd Leisure Centre. and a variety of independent restaurants and wine bars.

SCHOOLS

Saxilby C of E Primary School is a few minutes' drive and has a Good Ofsted report, so too the Fleur de Lys Nursery and Pre-School and Sunflower Smile Childcare. The village of Odder, near Saxilby, has a preparatory school for children aged 2-11 years, Burton Hawthorn. There is a wide choice of secondary schools in the region with many in Lincoln such as The Priory Academy LSST, 8 miles away rated Outstanding by Ofsted, as well as the highly regarded Lincoln Minster independent Schools (Prep and Senior) situated in the centre.

ACCOMMODATION

Entrance hall

Wood laminate flooring, stairs rising to first floor landing, recessed ceiling lights, radiator.

Downstairs WC

Wood laminate flooring, radiator, pedestal wash hand basin, tiled splashbacks, low level WC, ceiling light, extractor.

Living room

Wood laminate flooring, radiator, double glazed bay window to front, feature brick fireplace with gas fire, ceiling lights, French doors leading to

Dining room

Wood laminate flooring, ceiling lantern, bifold doors provide access to the garden, recessed ceiling lights, radiator.

Open plan kitchen

Wood laminate flooring, doors providing access to garden, range of bespoke oak wall and base units with granite work surfaces over, feature island unit with breakfast bar, ceramic sink and drainer, tiled splashbacks, integrated Neff appliances including a five ring gas hob, extractor, oven and steam oven, microwave, double fridge freezer with water dispenser, radiator, recessed ceiling lights, large walk-in pantry further benefiting from wall and base units with work surfaces over.

Utility

Wood laminate flooring, range of bespoke oak wall and base units, including a pantry cupboard, granite work surfaces over, space and plumbing for washing machine, tiled splashbacks, Belfast sink, double glazed window to side, radiator, recessed ceiling lights.

Study

Wood laminate flooring, double glazed window to front, ceiling light, radiator.





Landing

Carpet, double glazed window to rear, radiator, access to loft space, airing cupboard, ceiling light, 2 x radiator.

Bedroom one

Carpet, ceiling light, built in double wardrobes x 2, radiator, double glazed window to rear enjoying open countryside views.

En suite

Laminate flooring, wall mounted heated towel rail, bath with hand held shower attachment, double glazed window to side, tiled splashbacks, low level WC, pedestal wash hand basin, recessed ceiling lights, extractor, shower cubicle fully tiled with mains shower.

Bedroom two

Carpet, double glazed window to front, radiator.

En suite

Carpet, double glazed window to front, heated towel rail, extractor, tiled splashbacks, low level WC, pedestal wash hand basin, shower cubicle fully tiled, mains shower, ceiling light.

Bedroom three

Carpet, radiator, ceiling light, double glazed window to front.

Bathroom

Wood effect lino flooring, wall mounted heated towel rail, low level WC, pedestal wash hand basin, double glazed window to side, bath with mains shower over, part tiled, recessed ceiling lights, extractor.

Dressing room/Study

Carpet, ceiling light, built in storage cupboard, double glazed window to front.

Bedroom four

Carpet, double glazed window to rear, ceiling light.

METHOD OF SALE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Band: E

West Lindsey District Council

ENERGY PERFORMANCE CERTIFICATE

Rating: C

SERVICES

Mains gas, electricity, water and drainage.

VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of July 2024.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

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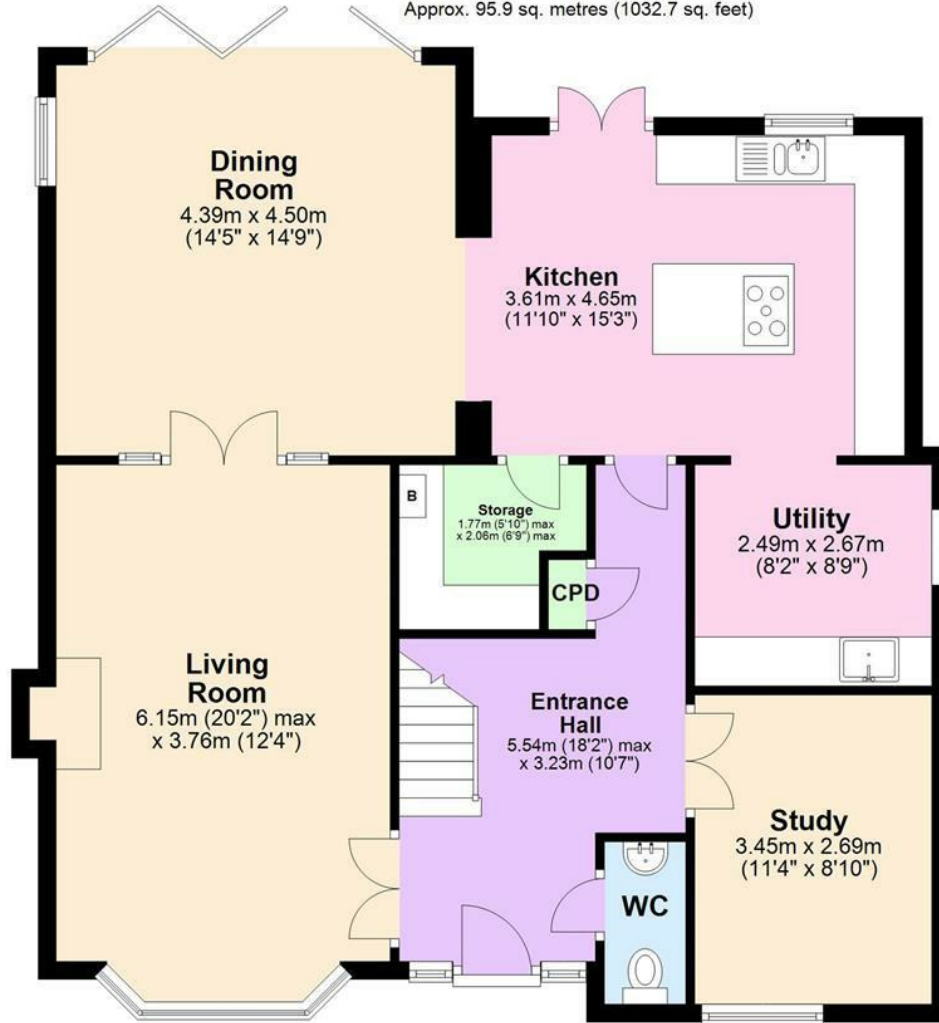
BUYER IDENTITY CHECKS





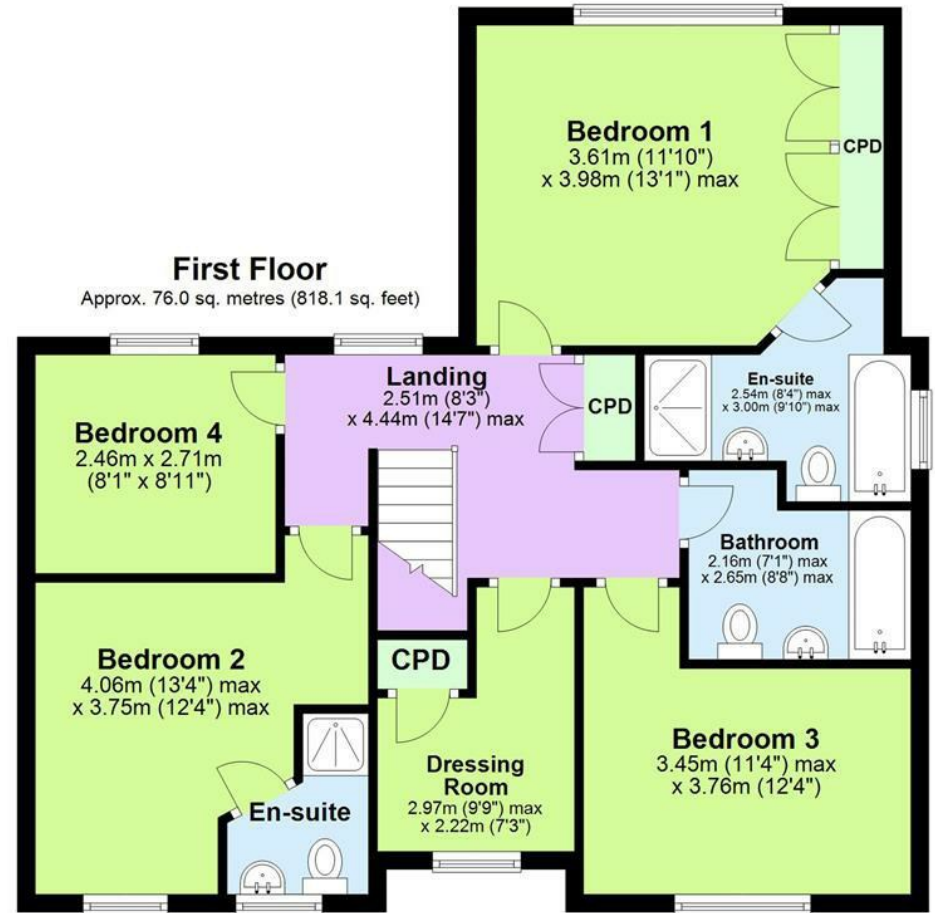
Ground Floor

Approx. 95.9 sq. metres (1032.7 sq. feet)



First Floor

Approx. 76.0 sq. metres (818.1 sq. feet)



Total area: approx. 171.9 sq. metres (1850.8 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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