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1B West Bank, Saxilby LN1 2LU



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Asking Price - £260,000



4-bedroom bungalow with adaptable spaces, master suite, open lounge, and practical amenities, offering customisation potential in a popular village setting. \*CLICK ON OUR INTERACTIVE VIRTUAL 360 TOUR\*

#### Key Features

- Adaptable 4-bedroom bungalow in Saxilby village
- Master suite with ensuite shower room
- Open lounge diner
- Two-tier rear garden for outdoor activities and relaxation
- Practical amenities include a garage, car port, and driveway
- Tenure : Freehold
- EPC rating TBC
- Council Tax Band : C



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Nestled in the heart of the popular village of Saxilby, this 4-bedroom bungalow offers a comfortable and adaptable living space. The four bedrooms provide flexibility, allowing you to customise them as bedrooms, a home office, or a functional dining area based on your preferences.

The master suite, complete with an ensuite shower room, offers practicality and a touch of privacy. The open-plan lounge diner is a cosy space, perfect for everyday and entertaining

Step into the outdoors, and you'll find a two-tier rear garden, providing a green space for outdoor activities or quiet relaxation.

Practicality is key with a garage, car port, and driveway, ensuring convenient parking for your vehicles.

This property presents a wonderful opportunity for customisation, allowing you to shape it into the home that suits your lifestyle.

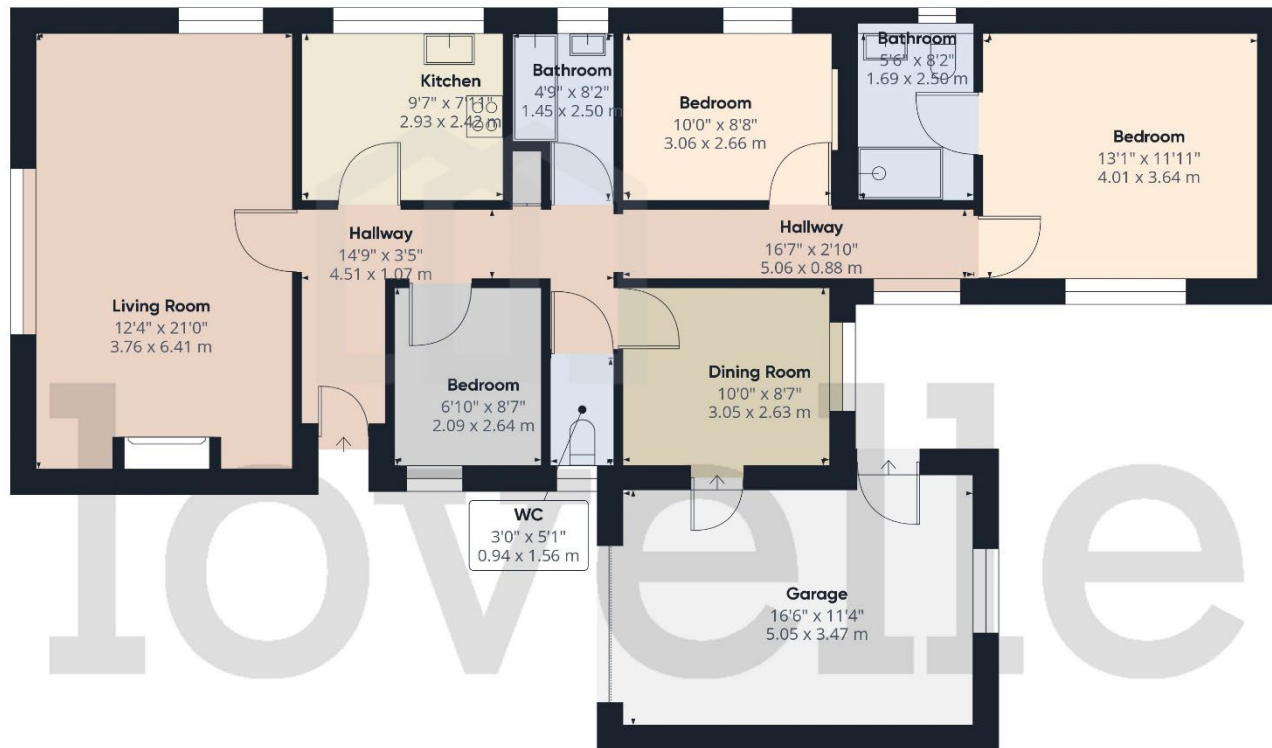
### Agent Notes

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They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Approximate total area<sup>0</sup>  
1176.75 ft<sup>2</sup>  
109.32 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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