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Mill Lane, Saxilby



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property it must be


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£325,000



Lovelle are delighted to present this spacious and well-maintained three/four bedroom detached bungalow, ideally located on Mill Lane in the popular village of Saxilby. Offering flexible living accommodation, including a large kitchen diner, conservatory, en-suite to the master bedroom, low-maintenance gardens and gated driveway with garage.

Key Features

- Spacious three/four bedroom detached bungalow
- Sought-after location in the village of Saxilby
- Generous lounge with feature fireplace
- Modern open-plan kitchen diner
- Bright conservatory overlooking the rear garden
- Master bedroom with en-suite shower room
- EPC rating D
- Tenure: Freehold



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Lovelle are delighted to offer to the market this spacious and well-presented three/four bedroom detached bungalow, ideally located on Mill Lane in the popular village of Saxilby, just a short drive from Lincoln city centre.

The property offers flexible living accommodation throughout, comprising a welcoming entrance hall, a generous lounge with feature fireplace, and a large open-plan kitchen diner providing an ideal space for family living and entertaining. Leading off the kitchen is a bright conservatory overlooking the rear garden. There are three double bedrooms, including a master bedroom with en-suite shower room, plus a further single bedroom currently utilised as a home office. A modern family bathroom completes the internal accommodation.

Externally, the property sits on a good-sized plot with a low-maintenance rear garden featuring artificial lawn and a raised decking area – perfect for outdoor dining and relaxation. To the front, there is a gated driveway providing ample off-road parking and access to a single garage.

Situated in a sought-after location close to local shops, amenities, transport links and schooling, this superb bungalow is ideal for a range of buyers including families, downsizers and professionals alike. Early viewing is highly recommended to appreciate the size and condition of the accommodation on offer.

Entrance Hall

7.58m x 1.27m (24'11" x 4'2")

Welcoming entrance hallway providing access to all principal rooms.

Lounge

5.29m x 3.62m (17'5" x 11'11")

A bright and spacious reception room with a large front-facing window, feature fireplace, and space for comfortable seating.

Kitchen Diner

5.01m x 4.96m (16'5" x 16'4")

A well-equipped kitchen with ample wall and base units, generous worktop space, and room for a dining table.

Bedroom One

3.88m x 3.28m (12'8" x 10'10")

Good-sized double bedroom with rear aspect window and access to en-suite shower room.

En-suite

Fitted with a shower, wash basin, and WC.

Bedroom Two

3.52m x 3.58m (11'6" x 11'8")

Another spacious double bedroom with neutral décor and window to the front.

Bedroom Three

2.42m x 3.61m (7'11" x 11'10")

A further double bedroom, currently used as a guest room or study.

Bedroom Four/Office

2.28m x 3.62m (7'6" x 11'11")

Versatile single bedroom currently utilised as a home office.

Family Bathroom

2.59m x 2.16m (8'6" x 7'1")

Modern three-piece suite comprising bath with overhead shower, wash basin, and WC.

Conservatory

2.82m x 5.06m (9'4" x 16'7")

A superb additional living space enjoying views over the rear garden, with double doors leading out to the decking area.

Outside

To the front, a low-maintenance garden area with pathway to the entrance and gated driveway providing ample off-road parking. To the rear, an enclosed garden with artificial lawn, decorative borders, and raised decking and a single garage offering additional parking or storage.

Agents Notes

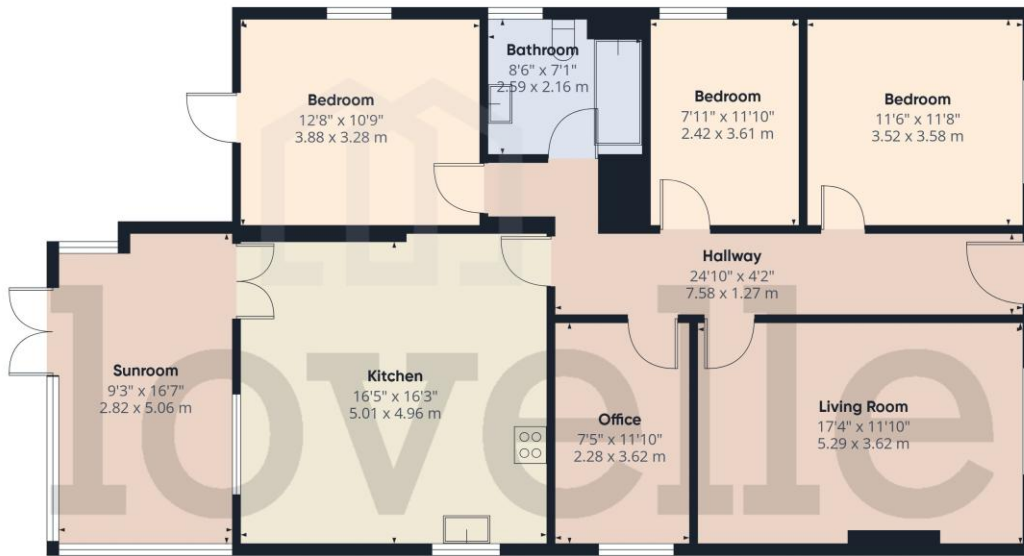
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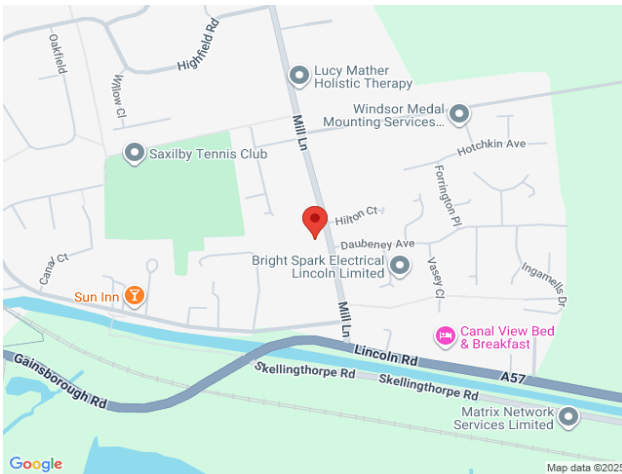


Approximate total area[®]
1279 ft²
118.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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