



Alexander Jacob  
estate agents & company



**West Bank**  
**Saxilby, Lincoln**

**Offers Over £475,000**

**Property & Estates Consulting**  
11 Grove Street, DN22 6JP

01777 566400  
[www.alexanderjacob.co.uk](http://www.alexanderjacob.co.uk)

# West Bank

## Saxilby, Lincoln

Well Appointed THREE BEDROOM Detached Bungalow

### Property Overview

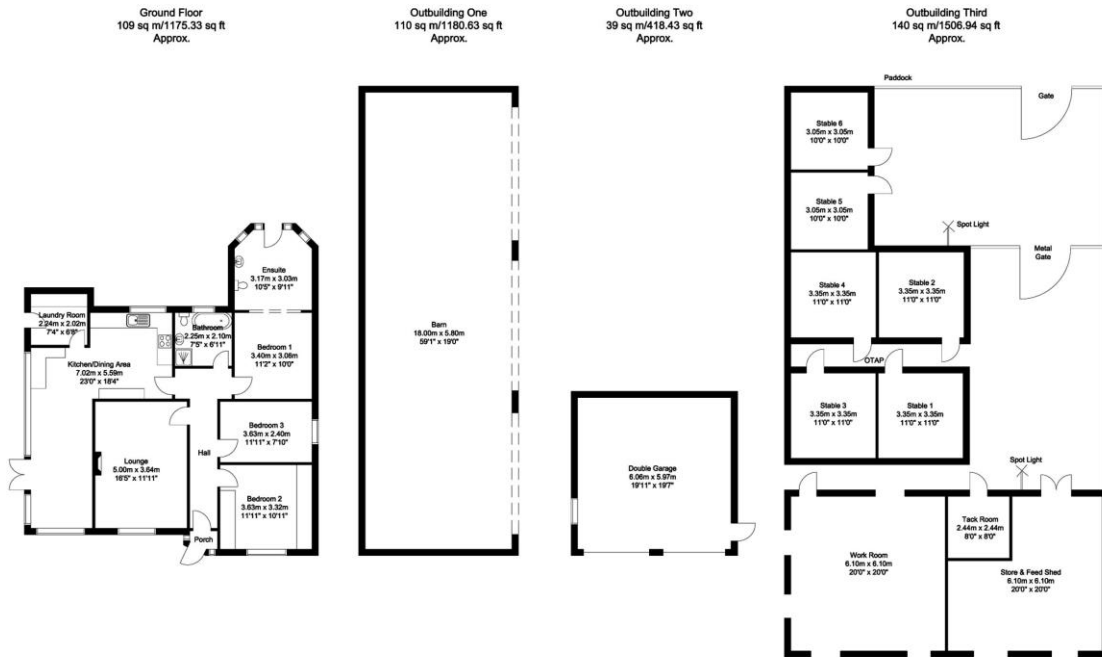
- **\*\*MOTIVATED SELLER\*\***
- TWO RECEPTION ROOMS
- Plentiful Parking, a Detached Double Garage & Further Fully Insulated Workshop
- Sizeable Front & Rear Gardens
- Generous Green Grounds Exceeding Three Acres Consisting of Two Paddocks, Three Bay Dutch Barn, Stable Yard & Six Stables
- Beautifully Situated on the Foss Dyke Canal on the Outskirts of Saxilby
- Close Proximity to Everyday Amenities, Highly Regarded Village Pub, Post Office & Primary School
- Easy Access to Lincoln City Centre via the A57
- Council Tax Band: B EPC Rating: D



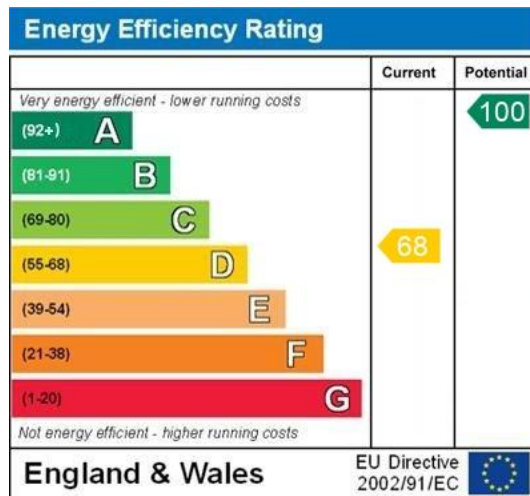
A unique opportunity to purchase a well appointed THREE BEDROOM detached bungalow with considerable equestrian appeal, beautifully situated on the Foss Dyke Canal. Measuring approximately 1175 sq ft., the contemporary living accommodation briefly comprises of porch, entrance hall, lounge, kitchen diner, laundry room, master bedroom complete with open plan en suite, two further double bedrooms and a family bathroom. Outside sees plentiful parking and a detached double garage. The generous green grounds exceeding three acres exhibit sizeable front and rear gardens, alongside two predominantly level paddocks beyond the rear garden boundary for all manner of livestock, a three bay Dutch barn, a stable yard with six stables, a large greenhouse and a fully insulated workshop/ hobby room. Idyllically placed on the outskirts of the esteemed village of Saxilby, the property lends itself to a family seeking a country life, with close proximity to an abundance of everyday amenities, a highly regarded local pub and a village Post Office. Saxilby C of E Primary School, having most recently achieved a good Ofsted rating, is just a brief drive away. Lincoln city centre, easily accessible via the A57 and approximately seven miles away, hosts a further wealth of conveniences, recreational facilities, restaurants, bars and schools for all age groups. Viewings are highly recommended to fully appreciate the privacy and extensive outdoor space being offered for sale.

*Road links are served by the A57 & A156 which offer greater transport links throughout the UK. Train stations are located in Saxilby & the neighbouring city of Lincoln, providing nationwide routes.*





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.  
CP Property Services @2024



**Tenure & Charges:** Freehold- Vacant possession will be given upon completion

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400

**Property & Estates Consulting**  
11 Grove Street, Retford, DN22 6JP

01777 566400

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.