



8 Ernie White Close
Saxilby, Lincoln

BROWN & CO JH Walter



8 Ernie White Close, Saxilby, Lincoln, LN1 4AT

A spacious detached family home constructed in 2023 by Taylor Wimpey and located on a private drive with an open view to the front.

The property offers immaculately presented accommodation comprising of an entrance hall, study, WC, kitchen / dining room, utility and living room to the ground floor, along with five bedrooms, two with en-suites and a family bathroom to the first floor.

Outside to the front is a driveway with parking for three vehicles. leading to an integral double garage, and to the rear is good-sized lawned garden with patio.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance Door, stairs rising to first floor, radiator.

WC

WC, wash basin, radiator.

Dining Room/Study

Double glazed window to front, radiator.

Kitchen / Dining Room

Double glazed window and French doors to rear, one and a half stainless steel drainer sink, worktops, base and eye level storage units, integrated 5 ring gas hob with extractor over, integrated double fan assisted oven, fridge freezer and dishwasher, tiled flooring, radiator.

Utility

Side entrance door, stainless steel drainer sink, base level storage units, integrated washing machine, radiator.

Living Room

Double glazed French doors opening to rear, two radiators.

First Floor

Landing

Airing cupboard, radiator, loft access.

Bedroom One

Two double glazed windows to front.

En Suite

Double glazed window to front, WC, pedestal wash basin, shower cubicle., heated towel rail.

Bedroom Two

Two double glazed windows to front, radiator.

En Suite

Double glazed window to side, WC, shower cubicle, pedestal wash basin, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bedroom Four

Double glazed window to rear, radiator.

Bedroom Five

Double glazed window to rear, radiator.

Bathroom

Double glazed window to side, WC, pedestal wash basin, bath, heated towel rail.

Outside

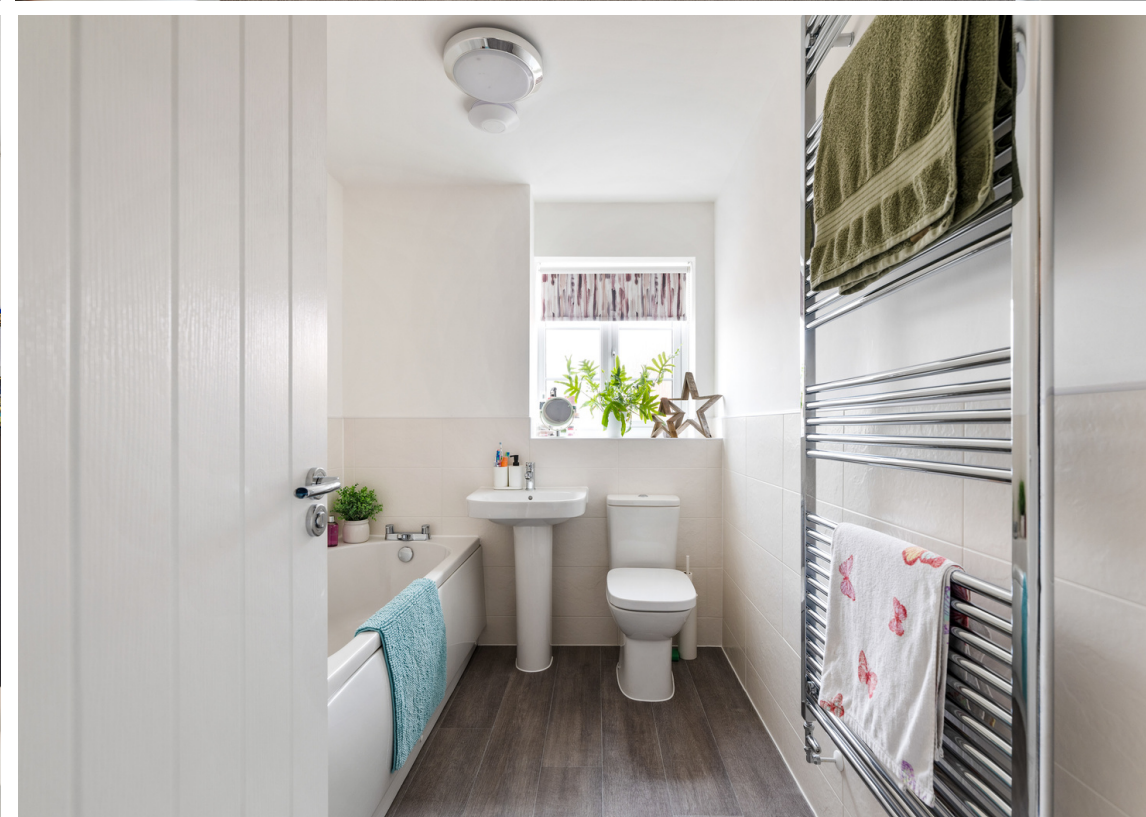
To the front is a driveway which leads to a double garage with two up and over doors to the front. Gated side access leads to an enclosed rear garden which is mainly laid to lawn with a paved patio and fenced perimeter, driveway with parking for three vehicles.

Agents Notes

The boiler is located in the garage.

TENURE & POSSESSION

Freehold and for sale by private treaty.



COUNCIL TAX
Band E

MOBILE
We understand from the Ofcom website there is good mobile coverage from EE, O2, Three and Vodafone.

BROADBAND
We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 940 Mbps and an upload speed of 940 Mbps

BUYER IDENTITY CHECK
Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT
James Drabble
01522 504304



Energy performance certificate (EPC)

8 Ernie White Close Saxilby LINCOLN LN1 4AT	Energy rating B	Valid until: 25 April 2033
		Certificate number: 0340-3766-9240-2227-5675

Property type	Detached house
Total floor area	153 square metres

Rules on letting this property

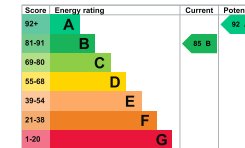
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

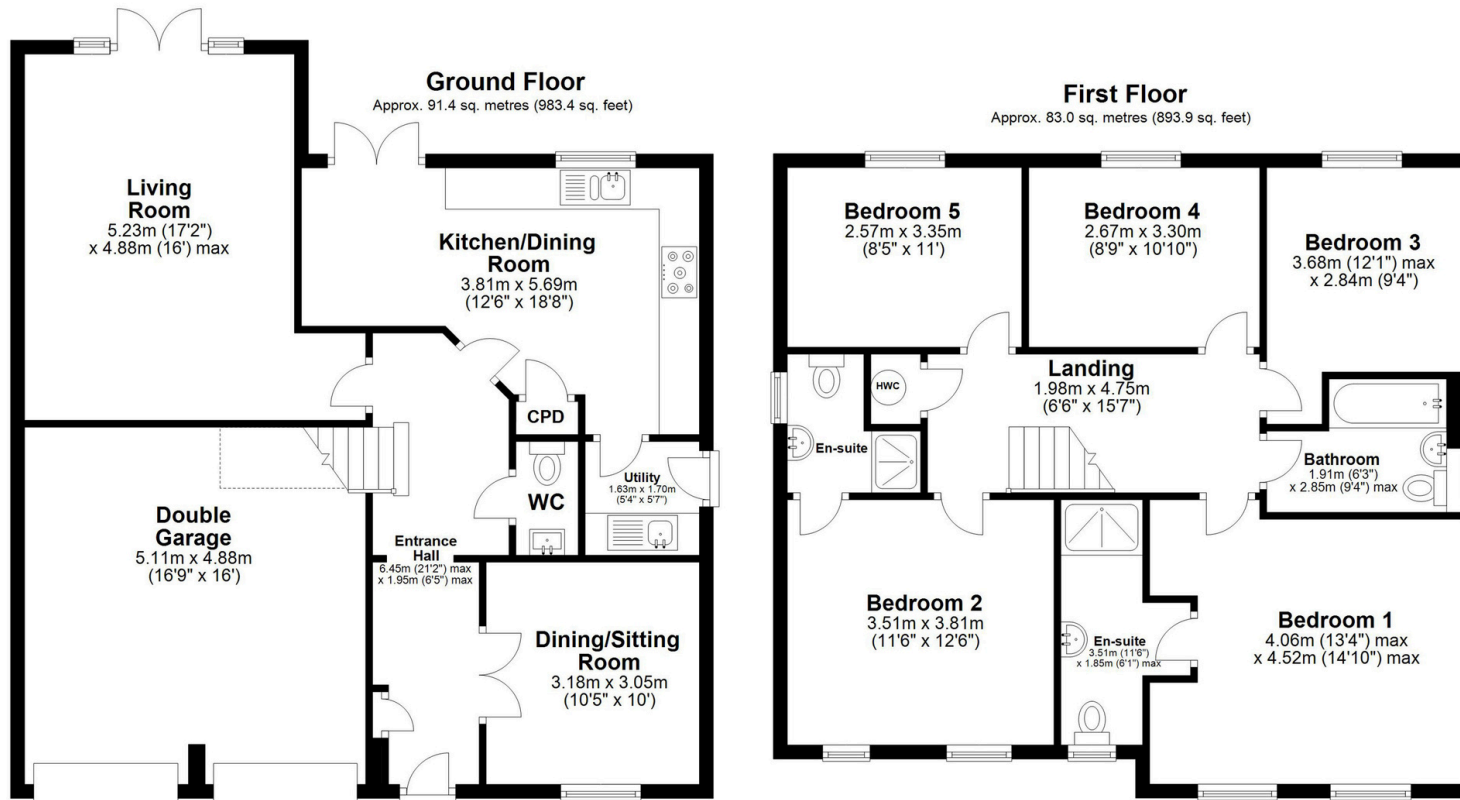


The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Total area: approx. 174.4 sq. metres (1877.3 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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8 Ernie White Close, Saxilby

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