



- Bungalow With Potential Annexe Conversion
- 3 Double Bedrooms
- Spacious Lounge
- Kitchen & Separate Dining Room

- Corner Plot Position
- 18'8" Workshop (Former Garage)
- 21'7" Double Garage
- uPVC Conservatory

Nursery Close, Saxilby, LN1 2JD,
£299,950



A very spacious bungalow in Saxilby on a corner plot position. This property does have the potential to re-arrange the existing accommodation to provide an annexe (subject to the necessary building regulations), but currently it boasts 3 double bedrooms, a spacious 19'7" lounge, separate kitchen and dining room, uPVC conservatory, the former garage is now a workshop which is 18'8" x 8'0" which leads through to a double garage which is 21'7" x 17'0" in total the property including the garage area is just under 1500 sq/ft. To truly appreciate this property's position and potential an internal inspection is highly recommended. Council tax band: B. Freehold.



uPVC front door into:

Hallway

Having a large airing cupboard and 2 separate storage cupboards.

Lounge

19' 7" x 11' 0" (5.96m x 3.35m)

Having a double radiator and a feature fireplace with a wood and smokeless cast iron fuel burner.

Dining Room

13' 5" x 8' 0" (4.09m x 2.44m)

Having uPVC window to front aspect and radiator.

Kitchen

11' 0" x 8' 0" (3.35m x 2.44m)

Having a range of fitted wall and base units with rolled edge worktops surfaces incorporating cupboards and drawers, single sink with single drainer unit and a uPVC window to side aspect. Door through to:

Conservatory

11' 1" x 8' 8" (3.38m x 2.64m)

Having a brick built base, radiator, uPVC door to rear garden, uPVC windows and a newly fitted roof approximately 3 years ago.

Bedroom 1

13' 6" x 9' 9" (4.11m x 2.97m)

Having a full length fitted wardrobes, uPVC window and radiator.

Bedroom 2

10' 8" x 10' 0" (3.25m x 3.05m)

Having uPVC window and radiator.

Bedroom 3

10' 4" x 8' 3" (3.15m x 2.51m)

Having radiator and uPVC window.

Outside Front

Having a pebbled garden with plants and a concrete driveway with off street parking for 2/3 cars. Door through to a workshop (formerly a single garage).

Workshop

18' 8" x 8' 0" (5.69m x 2.44m)

Having access to loft storage space and door through to double garage.

Double Garage

21' 7" x 17' 0" (6.57m x 5.18m)

Having up and over door plus a remote control roller shutter door. There is a driveway to double garage which allows off street parking for 2/3 cars. There is also an electric hook up point for a caravan or motorhome.

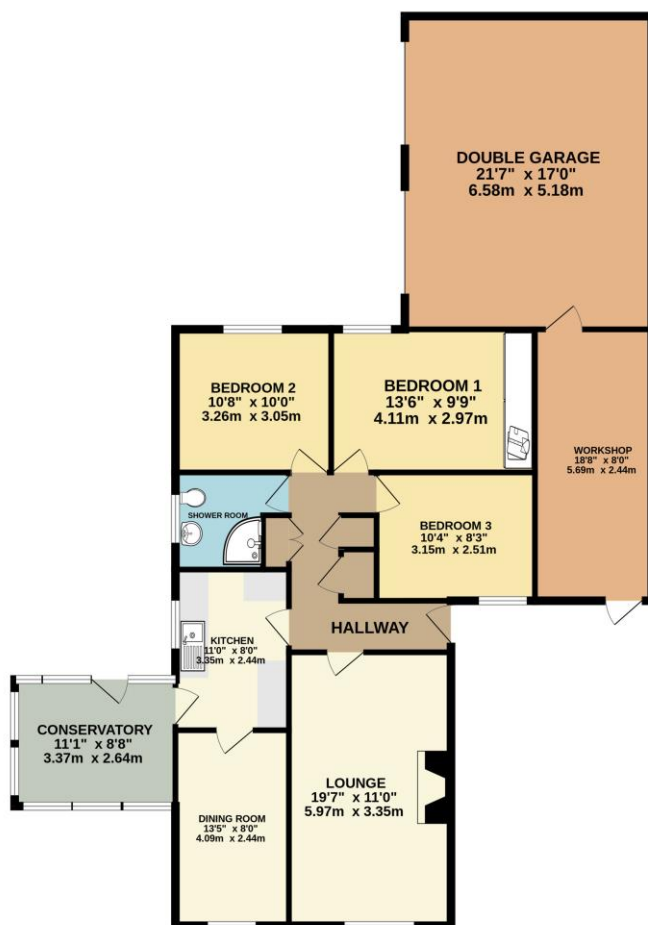
Outside Rear

Is mainly laid to lawn with a hedged surround and a paved patio.





GROUND FLOOR
1487 sq.ft. (138.1 sq.m.) approx.



TOTAL FLOOR AREA: 1487 sq.ft. (138.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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