



- Detached Family Home
- Very Well Presented Throughout
- Overlooks Local Green Space
- 3 Bedrooms, Master En-Suite

- 17'6" Lounge With French Doors
- Driveway & Garage
- South-Facing Garden
- NO CHAIN!

Northfield Rise, Saxilby, LN1 2WT,
£315,000





Located in a pleasant position overlooking local green space within the ever popular village of Saxilby is this very well presented detached family home on Northfield Rise. The property benefits from solar panels which are owned outright and has accommodation which briefly comprises entrance hallway, 17'6" lounge with French doors leading onto the garden, separate dining room, 12' modern kitchen, utility and WC. To the first floor there are three well proportioned bedrooms, ensuite shower room to master bedroom and a family bathroom. Outside there is a driveway with space for at least two vehicles, brick built garage with remote control door, and a pleasant south facing garden. NO CHAIN! Council tax band: D. Freehold.



Entrance Hallway

Having part glazed front entrance door, laminate wood effect flooring, radiator and stairs rising to first floor.

Lounge

17' 6" x 10' 8" (5.33m x 3.25m)

Having coal effect gas fireplace with wooden surround, 2 radiators, coved ceiling and south-facing French doors overlooking the rear garden.

Dining Room

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

Having radiator and coved ceiling.

Kitchen

12' 0" max x 10' 7" max (3.65m x 3.22m)

Having a range of matching wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over, built-in oven, hob and cooker hood, integral dishwasher, integral full height fridge freezer, laminate wood effect flooring, understairs storage cupboard, radiator and LED downlights.

Utility

7' 2" x 5' 2" (2.18m x 1.57m)

Having single drainer stainless steel sink unit with tiled splash backs and base unit beneath, plumbing for washing machine, laminate wood effect flooring, radiator, coved ceiling, extractor and uPVC door to side.

Ground Floor WC

Having low level WC, wash hand basin with tiled splash backs, laminate wood effect flooring, radiator, coved ceiling, downlight and access to roof space.

First Floor Landing

Having linen cupboard and access to loft.

Master Bedroom

12' 10" max x 10' 8" max (3.91m x 3.25m)

Having radiator.

En-Suite

Having 3 piece suite comprising tiled shower cubicle with electric shower appliance, wash hand basin with tiled splash backs, low level WC, radiator, downlight, electric shaver point and extractor.

Bedroom 2

11' 0" x 9' 5" min (3.35m x 2.87m)

Having radiator.

Bedroom 3

7' 10" x 7' 4" (2.39m x 2.23m)

Having radiator and coved ceiling.

Bathroom

Having 3 piece suite comprising panelled bath with mains fed shower and glass shower screen over, pedestal wash hand basin, low level WC, radiator, part tiled walls, downlights and extractor.

Outside Front

To the front of the property is a lawned garden area with a number of plants and shrubs, outside lighting, storm porch leading to front entrance door, gravelled driveway with space for at least 2 vehicles, extending to side and garage.

Garage

17' 8" x 7' 10" (5.38m x 2.39m)

Being of brick built construction and having remote control up and over door, power and light. Pitched roof providing storage space.

Outside Rear

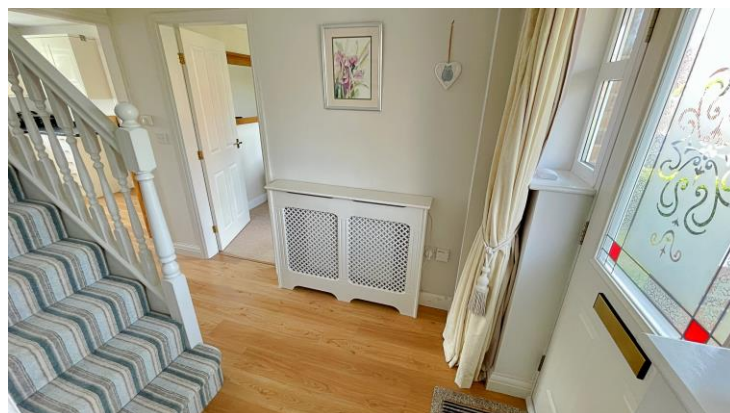
To the rear of the property is a well maintained south-facing garden being mainly laid to lawn with a variety of flowers, plants and shrubs, raised timber decking area, outside lighting and cold water tap.

Agents Note 1

The property benefits from solar panels which are owned outright and provide an annual income of approximately £400. Call today for further information.

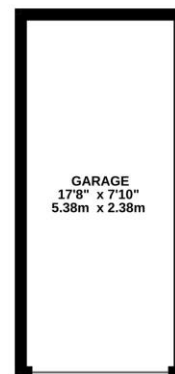
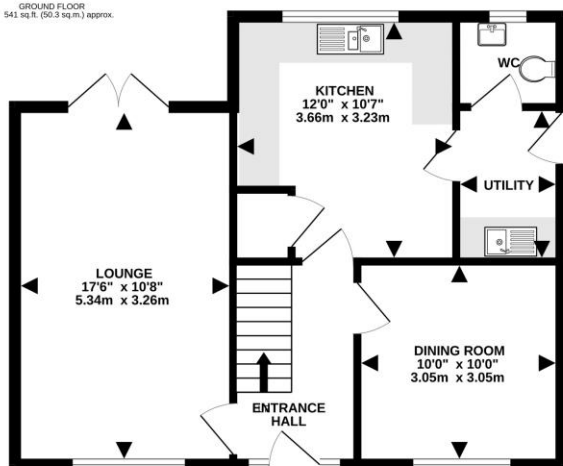
Agents Note 2

Many items of furniture/ all appliances maybe included as part of a sale subject to negotiation. Please call for further details.

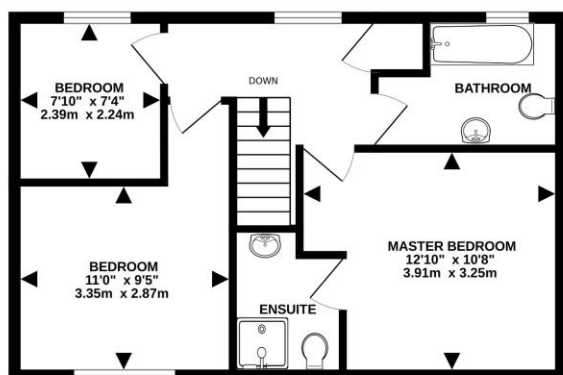




GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



GARAGE
137 sq.ft. (12.7 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.

TOTAL FLOOR AREA : 1148 sq.ft. (106.6 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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