



- Spacious Detached Family Home
- Popular Village Location
- 4 Double Bedrooms, Master En-Suite
- 3 Reception Rooms
- 23'0" Sitting Room & 24'0" Kitchen Diner
- Driveway & Garage
- Generous, Established Rear Garden
- NO CHAIN!

Hughes Ford Way, Saxilby, LN1 2WB,
£390,000





Starkey&Brown are pleased to offer for sale this spacious and well maintained detached family home, standing upon a generous, established plot within the ever popular village of Saxilby. The property extends to over 2,000 square ft (including garage) and has accommodation which briefly comprises large reception hallway, ground floor WC, home office, family room, 23' sitting room with patio doors to the rear, 24' kitchen diner with glazed door to the garden, and a utility room. To the first floor there is an impressive galleried landing area, four well proportioned double bedrooms, ensuite shower room to the master bedroom, and a family bathroom. Outside the property has a block paved driveway leading to the garage, additional gated access to the side which leads to hardstanding suitable for caravan or motorhome, and a generous, established corner plot garden. The property is being offered for sale with NO CHAIN, call today to arrange a viewing. Council tax band: E. Freehold.



Reception Hallway

Having part glazed uPVC front door, laminate wood effect flooring, radiator, dado rail, coved ceiling, stairs rising to first floor and understairs storage cupboard.

Sitting Room

23' 0" x 12' 2" (7.01m x 3.71m)

Having coal effect gas fireplace with marble hearth and surround, 3 radiators, dado rail, coved ceiling, wall lights and sliding patio door overlooking the rear garden.

Family Room

12' 2" x 10' 6" (3.71m x 3.20m)

Having laminate wood effect flooring, 2 radiators, dado rail and coved ceiling.

Office

12' 2" max x 7' 0" (3.71m x 2.13m)

Having laminate wood effect flooring, radiator, coved ceiling and storage cupboard.

Kitchen Diner

24' 0" max x 9' 2" min (7.31m x 2.79m)

Having a range of matching wall and base units, concealed pelmet lighting, double bowl single drainer composite sink unit with mixer taps over and tiled splash backs, space for cooking range with cooker hood over, integral dishwasher, space for large fridge freezer, ceramic tiled floor, radiator, coved ceiling and dining area with glazed door leading onto rear garden.

Utility

8' 0" x 5' 10" (2.44m x 1.78m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with tiled splashbacks, plumbing for washing machine and space for tumble dryer, ceramic tiled floor, radiator, coved ceiling, extractor and door leading to garage.

Ground Floor WC

Having low level WC, wash hand basin, ceramic tiled floor, part tiled walls, radiator, coved ceiling and extractor.

Galleried First Floor Landing

Having large feature arched window to front aspect, airing cupboard housing hot water cylinder, radiator, coved ceiling and access to insulated loft.

Master Bedroom

13' 0" x 12' 7" min (3.96m x 3.83m)

Having fitted wardrobes with matching chest of drawers and bedside cabinets, radiator and coved ceiling.

En-Suite

Having 3 piece suite comprising walk-in shower cubicle with mains fed shower and aqua board splashbacks, pedestal wash hand basin, low level WC, anti-slip flooring, radiator, part tiled walls, coved ceiling, downlights and extractor.

Bedroom 2

15' 6" to back of wardrobes x 11' 3" max (4.72m x 3.43m)

Having fitted wardrobes, radiator and coved ceiling.

Bedroom 3

11' 6" into wardrobes x 12' 2" (3.50m x 3.71m)

Having a range of fitted wardrobes with matching bedside cabinets, 2 radiators and coved ceiling.

Bedroom 4

12' 2" x 8' 4" (3.71m x 2.54m)

Having radiator and coved ceiling.

Family Bathroom

Having 3 piece suite comprising oversized 'P' shaped panelled shower bath with mains fed shower over, pedestal wash hand basin, low level WC, radiator, part tiled walls, coved ceiling, downlights, extractor and electric shaver point.

Outside Front

To the front of the property is a lawned garden area with a number of shrubs and trees, storm canopy with outside lighting leading to front entrance door. Block paved driveway with space for 2 vehicles leading to garage. Secure gate at side leading to rear garden.

Garage

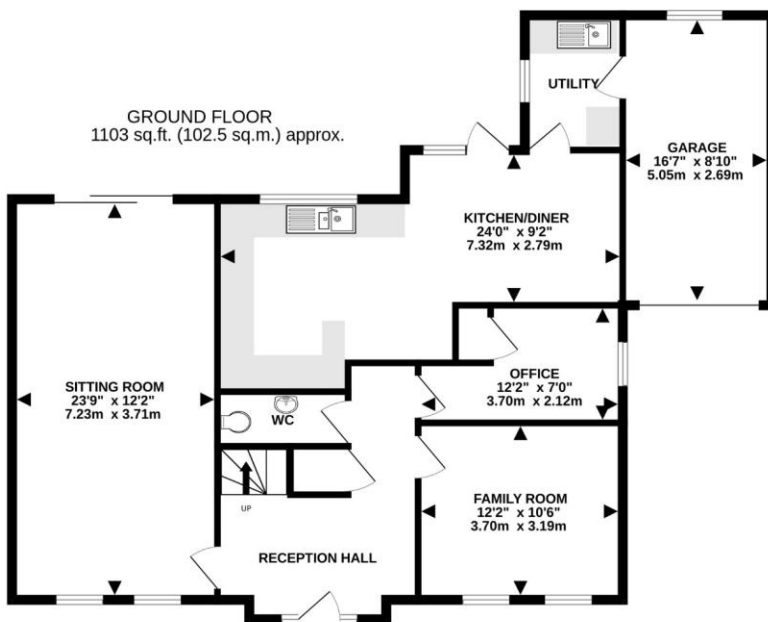
165' 7" x 8' 10" (50.43m x 2.69m)

Having up and over door, power and light and Worcester Bosch wall mounted central heating boiler (installed 2014).

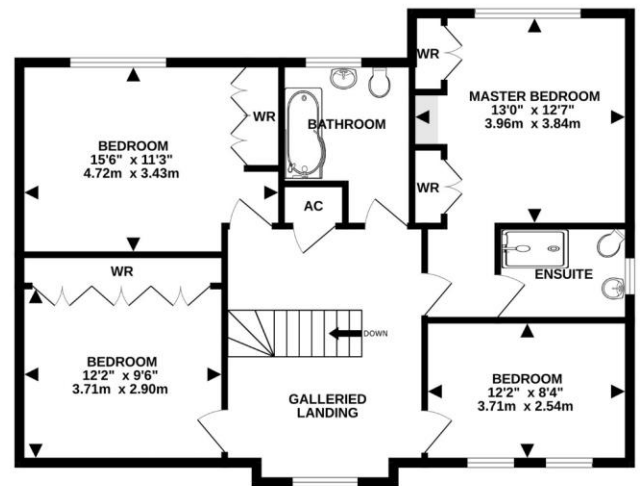
Outside Rear

To the rear of the property is a fully enclosed established and well maintained garden being mainly laid to lawn with a wide variety of flowers, plants, shrubs and trees. Paved patio area, double wooden gates at side leading to hardstanding for caravan or motorhome, outside lighting and cold water tap.





1ST FLOOR
906 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA: 2009 sq.ft. (186.6 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.
Made with Metropix ©2025

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE