

Mill Lane, Saxilby Lincoln LN1 2QD

## welcome to

# Mill Lane, Saxilby Lincoln

This spacious and well presented two/three bedroom home is situated within the desirable village of Saxilby and boasts modern accommodation throughout, generous bedrooms with two en suites, a detached double garage with first floor space and local access to various village amenities.













#### **Entrance Hall**

With stairs rising to first floor, skylight and underfloor heating.

### **Kitchen / Living Space**

With bifold doors opening to the rear, lantern window, a modern fitted kitchen in a range of wall and base units with work surfaces, island with breakfast bar, electric hob, inset one and a half bowl sink, integral oven, integral fridge, integral freezer, integral dishwasher, LVT flooring, feature lights and underfloor heating.

### **Utility Room**

With double glazed window to the side, a range of base units, inset sink and drainer, space for washing machine, space for dryer, LVT flooring and underfloor heating.

### **Reception Room / Bedroom Three**

With double glazed window to the side and carpet flooring.

#### **Bedroom One**

With double glazed window to the front, underfloor heating and carpet flooring.

### **Dressing Room**

With double glazed window to the front and carpet flooring.

### **En Suite One**

With double glazed obscured window to the side, shower, wc, wash hand basin, heated towel rail, tiling to the floor and underfloor heating.

### **First Floor Landing**

With carpet flooring.

#### **Bedroom Two**

With two skylights, built in storage, two radiators and carpet flooring.

#### **En Suite Two**

With skylight, shower, wc, wash hand basin, heated towel rail and tiling to the floor.

#### **Bathroom**

With double glazed obscured window to the side, bath with shower attachment, wc, wash hand basin, tiling to the floor, part tiling to the walls and heated towel rail.

#### **Boiler Room**

#### Outside

Shared access leads to a wall fronted driveway to the front providing off road parking for numerous vehicles, and a detached double garage to the rear. The rear garden is fully enclosed and mainly laid to articifial turf with gated access leading to the double garage.

### **Double Garage**

With electric door, pedestrian door and first floor space with two skylights.





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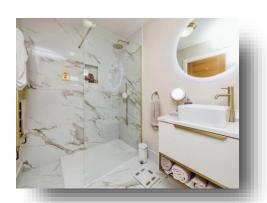
# Mill Lane, Saxilby Lincoln

- MODERN & SPACIOUS TWO/THREE BEDROOM HOME
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- DETACHED DOUBLE GARAGE WITH FIRST FLOOR SPACE
- AMPLE OFF ROAD PARKING
- WELL PRESENTED ACCOMMODATION THROUGHOUT

Tenure: Freehold EPC Rating: B

offers over

£500,000









Please note the marker reflects the postcode not the actual property

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Property Ref: LCR121115 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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