



**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 artificial 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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welcome to

## 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

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