



**High Street, Saxilby Lincoln LN1 2HG**

**welcome to**

**High Street, Saxilby Lincoln**

Early viewing is essential for this beautifully presented and spacious detached dormer bungalow situated within the desirable village of Saxilby. Boasting double bedrooms, two reception rooms, ample driveway parking, garage and local access to a range of village amenities.



### **Entrance Hall**

With vinyl flooring, understairs storage and radiator.

### **Lounge**

11' 11" x 12' 11" ( 3.63m x 3.94m )

With double glazed window to the side, electric fireplace, vinyl flooring and radiator.

### **Additional Reception Room**

11' 11" x 12' 11" ( 3.63m x 3.94m )

With double glazed windows to the front and side, carpet flooring and radiator.

### **Kitchen / Diner**

28' 5" x 8' 9" ( 8.66m x 2.67m )

With double glazed window to the rear and double glazed door opening to conservatory, a fitted kitchen in a range of wall and base units with work surfaces, freestanding electric cooker with cooker hood fitted above, inset stainless steel sink and drainer, inset ceiling lights, space for dishwasher, space for washing machine, space for dryer, tiling to the floor, radiator and part tiling to the walls.

### **Conservatory**

9' 4" x 8' 3" ( 2.84m x 2.51m )

With stone tile flooring.

### **Bedroom One**

11' 1" max x 9' 4" max ( 3.38m max x 2.84m max )

With double glazed window to the side, laminate flooring and radiator.

### **En Suite**

With wc, wash hand basin, laminate flooring and part tiling to the walls.

### **Bedroom Two**

11' 11" x 10' 11" ( 3.63m x 3.33m )

With double glazed window to the front, laminate flooring and radiator.

### **Shower Room**

With obscured double glazed window to the side, shower, wc, wash hand basin, vinyl flooring, radiator, heated towel rail and extractor fan.

### **First Floor**

#### **Bedroom Three**

9' 1" x 15' 4" ( 2.77m x 4.67m )

With double glazed window to the rear, vinyl flooring and radiator.

### **Outside**

Property benefits from a driveway to the front providing off road parking for numerous vehicles, access to the garage and gated side access to the rear garden. To the rear is a fully enclosed garden with a patio area ideal for seating and an area of lawn.



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welcome to

## High Street, Saxilby Lincoln

- WELL PRESENTED DORMER BUNGALOW
- NEWLY RE-DECORATED THROUGHOUT
- THREE DOUBLE BEDROOMS
- EN SUITE TO THE MASTER
- AMPLE DRIVEWAY PARKING & GARAGE

Tenure: Freehold EPC Rating: Awaited

# £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR121626 - 0002

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