

Manor Road, Saxilby Lincoln LN1 2HX



welcome to

Manor Road, Saxilby Lincoln

This spacious three bedroom detached bungalow is located within the sought after village of Saxilby and benefits from a variety of village amenities, integral garage, workshop, front and rear gardens and driveway parking.













Entrance Hall Lounge

11' 10" x 20' 7" ($3.61m \times 6.27m$) With double glazed windows to the front and side, electric fireplace, chimney breast, carpet flooring, coving to the ceiling and two radiators.

Kitchen / Diner

9' 11" x 18' 5" (3.02m x 5.61m)

With double glazed windows to the front and side, a fitted kitchen in a range of wall and base units with work surfaces, integral oven, electric hob with cooker hood fitted above, inset sink and drainer, space for washing machine, space for under-counter fridge, inset ceiling lights, tiled splashback, vinyl flooring and radiator.

Bedroom One

12' \times 10' 5" (3.66m \times 3.17m) With double glazed window to the rear, carpet flooring, coving to the ceiling and radiator.

Bedroom Two

9' 11" x 10' 4" (3.02m x 3.15m) With double glazed double doors opening to the rear, carpet flooring and radiator.

Bedroom Three

 $9^{\circ}3^{\rm "} \times 9^{\circ}$ ($2.82m \times 2.74m$) With double glazed window to the side, carpet flooring and coving to the ceiling.

Shower Room

With obscured double glazed window to the side, walk in shower, wash hand basin, tiling to the floor, inset ceiling lights and separate wc.

Attached Garage

 8° 6" x 18' 7" (2.59m x 5.66m) With obscured window to the side, side door access and alarm system.

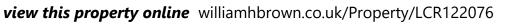
Workshop

8' 6" x 9' 9" ($2.59m \times 2.97m$) With window to the rear and side door access.



Outside

Property benefits from a driveway to the front providing off road parking for multiple vehicles including carport, access to the attached garage and gated side access to the rear garden. Alongside the driveway is an area of lawn and a range of shrubs. The rear garden is fully fence panel enclosed with a patio area ideal for seating, an area of lawn and a range of plants and shrubs.





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Manor Road, Saxilby Lincoln

- NO ONWARD CHAIN
- SPACIOUS ACCOMMODATION THROUGHOUT
- THREE DOUBLE BEDROOMS
- FRONT & REAR GARDENS
- FITTED ALARM SYSTEM

Tenure: Freehold EPC Rating: D Council Tax Band: B

£270,000





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Property Ref: LCR122076 - 0003 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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Manor Coocle Manor Rd

Map data ©2025



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Otter Ave

Please note the marker reflects the

postcode not the actual property



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