



Canal Court, Saxilby, Lincoln, LN1 2GT

**welcome to
Canal Court, Saxilby, Lincoln**

This modern detached home is situated within the desirable village of Saxilby and benefits from no onward chain. Enjoying local access to village amenities, 23ft lounge/diner, modern fitted kitchen/breakfast room, off road parking and a low maintenance enclosed rear garden.



Entrance Hall

With carpet flooring and radiator.

Downstairs Wc

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

Lounge / Diner

12' 2" x 23' 6" (3.71m x 7.16m)

With double glazed windows to the front and side, two double glazed patio doors to the side and two radiators.

Kitchen / Breakfast Room

17' 6" x 9' 6" (5.33m x 2.90m)

With double glazed windows to the front and rear, a fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, range cooker with cooker hood fitted over, space for washing machine, space for fridge freezer, inset ceiling lights, space for dryer and radiator.

First Floor Landing

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

Bedroom One

9' 5" x 17' 5" (2.87m x 5.31m)

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

Bedroom Two

14' max x 8' 2" max (4.27m max x 2.49m max)

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

Bedroom Three

10' 6" x 7' 8" (3.20m x 2.34m)

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

Bedroom Four

7' 3" x 7' 3" (2.21m x 2.21m)

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

Bathroom

With obscured double glazed window to the side, bath with shower fitted over, wc, wash hand basin and extractor fan.

Outside

Property benefits from a gravel area to the front providing access to the front door and gated side access to the rear garden. Situated to the rear is off road parking for one car and a fully enclosed garden with a patio area ideal for seating, a shed and an area of artificial turf.



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welcome to

Canal Court, Saxilby, Lincoln

- NO ONWARD CHAIN
- MODERN DETACHED FAMILY HOME
- 23FT LOUNGE / DINER
- FOUR BEDROOMS
- FAMILY BATHROOM & DOWNSTAIRS WC

Tenure: Freehold

EPC Rating: C

Council Tax Band: D

offers over

£275,000



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Property Ref:
LCR116014 - 0003

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