



7 Dennis Brown Court
Saxilby, Lincoln. LN1 2QZ





7 Dennis Brown Court Saxilby, Lincoln



This is a very good sized modern detached family residence, very pleasantly and discreetly located within surprisingly large private grounds, in a popular residential area of quality homes in Saxilby.

The house has been well-maintained, although now some areas of appointment would benefit from being refreshed. The accommodation overall comprises: Entrance Hall, Cloakroom, Study/Home Office, Sitting Room, Dining Room, large Dining Kitchen, Utility and large Garden Room: Landing, Family Bathroom, Master Bedroom Suite, Guest Bedroom with En-suite and three further well-proportioned Bedrooms. Driveway providing more than ample parking, integral Double Garage, large well enclosed and very private rear garden.

Saxilby is a large and well serviced village located on the Fossdyke Navigation which connects to the River Witham at Lincoln and the River Trent at Torksey. This is a popular waterway for boaters. The village boasts of a Co-op Supermarket, Pharmacy, Medical Practice, Newsagents/Post Office, Butchers, Bakers, Public Houses, Primary School and its own Train Station. The historic City of Lincoln lies approximately four miles away and offers an excellent range of shopping and social facilities. There are also convenient routes out to Newark with its high-speed rail link to London King's Cross and the A1.



ACCOMMODATION

Feature Entrance Hall with attractive contemporary design style front entrance door, staircase up to first floor, wood style laminate flooring, coving and radiator. Doors through to all major reception rooms, dining kitchen and:



Cloakroom comprising; small wash hand basin with toiletry cupboard space below, low level WC with concealed cistern, full height tiling to all walls, coving, tiled floor, radiator and extractor vent.

Home Office of excellent proportions with a very pleasant south westerly view cross the driveway and front grounds; coving and radiator.

Dining Room of excellent proportions, having a northerly view out over the rear gardens; double doors to hallway, wood style laminate flooring, coving and radiator.

Good Sized Sitting Room having a south easterly outlook over the driveway and front grounds; fireplace having a fitted gas fire and accompanying marble style back and hearth with accompanying attractive moulded feature surround; coving, Mitsubishi air-conditioning unit to one corner, two

Family Garden Room a wonderful addition to the family reception space, having very pleasant views out over the rear garden; vaulted canopy roof, wood style laminate flooring and French doors providing access out into the grounds.

Dining Kitchen having an appealing view out over the sheltered gardens; quality contemporary design style appointed kitchen with Corian work surface areas, single drainer one and half bowl sink unit with cupboard space and concealed Bosch dishwasher beneath. The fitted work surface extends around the adjoining wall and out to provide a peninsula divide between the kitchen and dining area with accompanying drawer and pull out spice rack unit. Further area of work surface with large pull out corner carousel and deep pan drawers below and above, extensive wall cupboard space and built in Bosch microwave with cooker hood in between and four ring gas hob to surface. To one end of these units is a built-in Bosch oven/grill with cupboard space above and beneath, adjoining pull out pantry rack unit and a large built-in concealed fridge freezer to the corner. Tiled splash back to all fitted work surface areas, coving, tile floored floor, two radiators and inset ceiling spotlight fittings. Door through to:

Utility overlooking the garden to the east; having fitted Corian work surface with single drainer sink unit inset, cupboard space and room for laundry white goods below. There is a built in pantry/broom cupboard, space for an American style fridge/freezer with cold water feed, splash back to fitted work surface areas, tiled floor, radiator and extractor vent. Double glazed rear entrance door to gardens.

First Floor

Landing with a south easterly view down over the driveway; built-in cupboard containing the insulated hot water cylinder with immersion heater, access to roof space, coving, and radiator.





Bedroom with a south easterly aspect, coving and radiator.

Guest Bedroom overlooking the rear garden, Mitsubishi air-conditioning unit, coving and radiator. Door through to:

En-suite Shower Room attractively presented with wash hand basin having toiletry cupboard space below, low-level WC with concealed cistern, built-in shower cubicle to one corner with accompanying Triton shower fitting. Full height wall tiling, tiled floor, radiator, inset ceiling spotlight fittings, shaver point and extractor vent.

Bedroom overlooking the rear garden; coving and radiator.

Bedroom of excellent proportions, having a northerly view down over the rear grounds; coving and radiator.

Family Bathroom with attractive contemporary design style appointment, panelled bath having mixer tap/shower attachment, wash hand basin with toiletry drawers below, and low level WC. Tiling to all walls to at least dado rail height, wood style laminate flooring, radiator, inset ceiling spotlight fittings and extractor vent.

Master Bedroom having a south-westerly view over the front driveway and front grounds from the dormer windows; dressing lobby area with built-in wardrobe space, further built-in wardrobe space to the main bedroom area, coving, Mitsubishi air-conditioning unit and three radiators. Door through to:

En-suite Shower Room having sloping ceiling in part with roof window and integral blind, wash hand basin with toiletry cabinet space and adjoining vanity with storage drawers below, low level WC with concealed cistern, corner shower cubicle with Triton shower fitting. Full height tiling to all walls, coving, tiled floor, ladder back style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.



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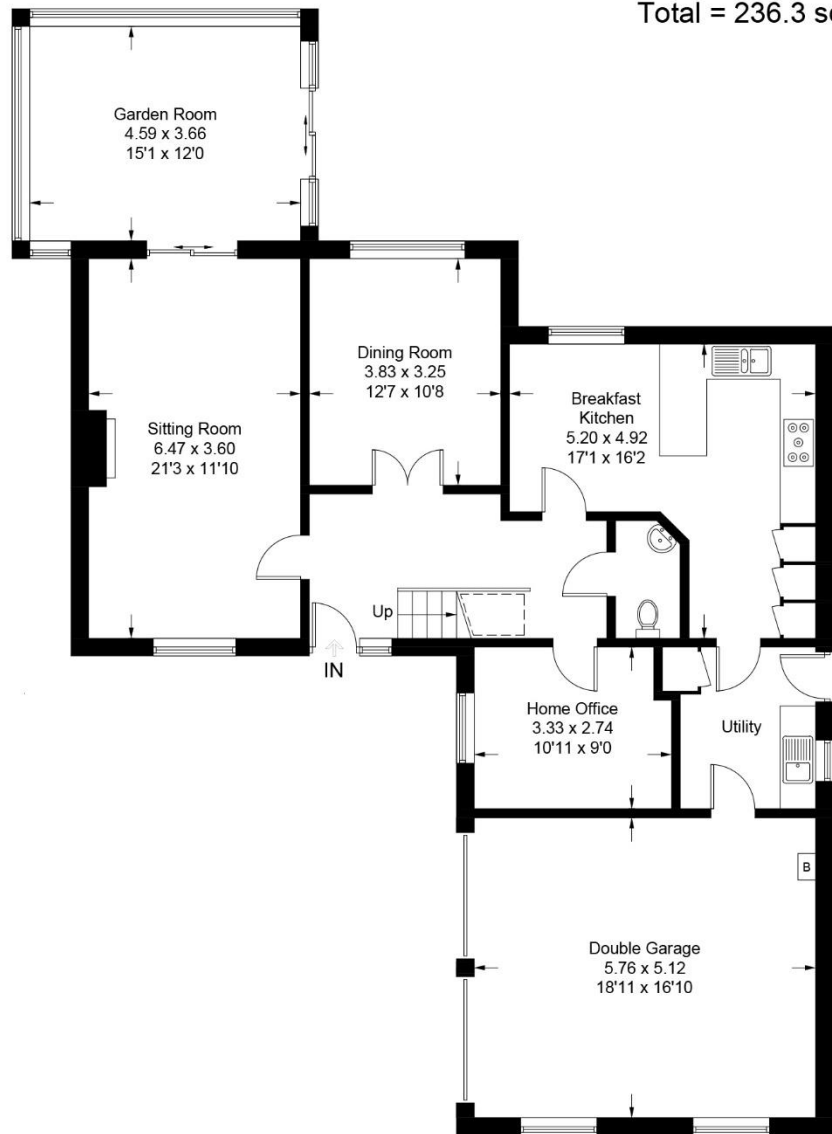
Approximate Gross Internal Area

Ground Floor = 137.5 sq m / 1480 sq ft

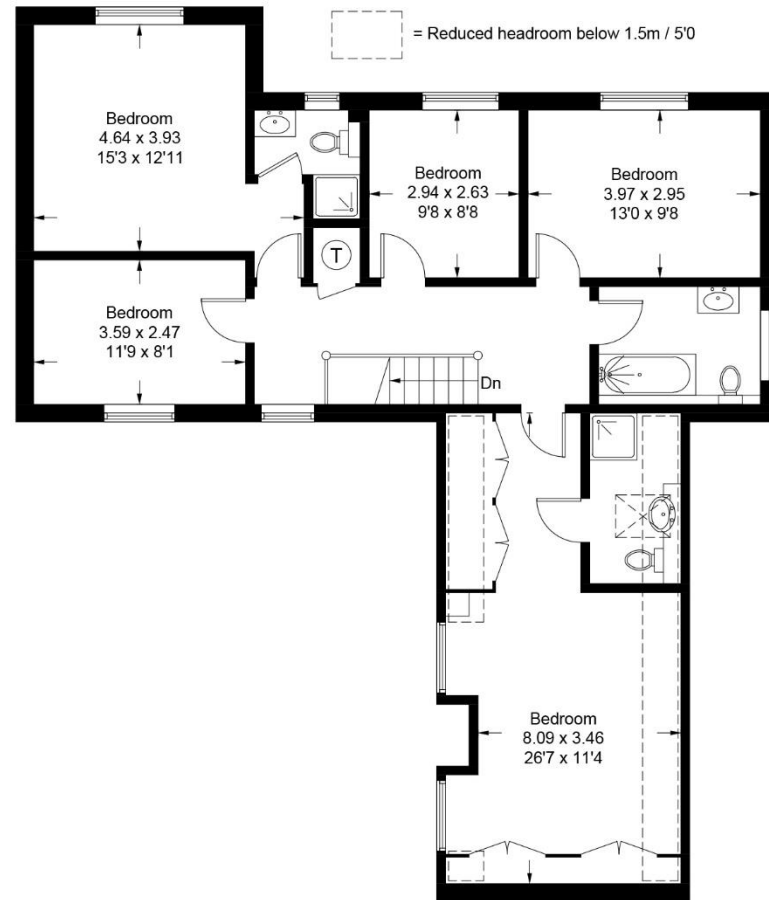
(Including Garage)

First Floor = 98.8 sq m / 1063 sq ft

Total = 236.3 sq m / 2543 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

The house stands very discreetly just off Dennis Brown Court and is approached across a tarmac and block paved driveway which provides more than ample parking for family and visitors and access to the **Double Garage** with two up and over doors, service door through to accommodation, Ideal Gas fired central heating boiler to one corner, internal Vax Vacuum system, fluorescent lighting strip and power points.

There is attractive landscaping to the front grounds and drive with gravel beds/borders stocked with a profusion of shrubs and flowering plants including Beech hedging. A pathway from the driveway sweeps across the western gable end elevation of the house to double gates which provide direct access through to the rear grounds. There is a further pathway leading around the southern side of the garage to the rear.

The rear garden, despite being in need of some care and attention, was thoughtful landscaped in the past and with some work it could be brought back to its former glory. There is a large paved patio area adjoining the rear elevation of the house onto which the garden room has direct access. There are accompanying sweeping areas of lawn with pathways leading round to attractive seating/patio areas, a wildlife pond and beds/borders containing runs of lavender, Iris, Holly, fruit trees and more.

To the south east corner of the grounds there is a very appealing and private enclosed garden area with circular patio area onto which the laundry rear entrance opens, accompanying lawn and flowerbeds/borders containing a wide range of attractive shrubs and flowering plants. There two garden sheds set to one side. From here a gateway provides access to a general garden storage area and a pathway around garage to the driveway.

The grounds extend to approximately 0.21 of an acre(sts) and are enclosed by panelled fencing and hedging as appropriate, ensuring good privacy.

West Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: tbc

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

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