



4 Kenilworth Close
Saxilby, Lincoln. LN1 2FQ





4 Kenilworth Close, Saxilby

This is a very good sized modern detached village residence, very pleasantly located in this popular residential area of Saxilby. The house offers an excellent range of family accommodation.

The driveway provides more than ample parking for both family and visitors as well as access to the Integral Garage, which offers great potential for an easy conversion into additional family accommodation, subject to appropriate consents, should this be required. There is a good sized well enclosed rear garden, which for a residential location such as this enjoys a good measure of privacy and favourable southerly and westerly aspects.

ACCOMMODATION

Entrance Hall having attractive obscure double glazed panelled front entrance door, staircase up to first floor, built in under stairs storage cupboard, coving, wood style laminate flooring and radiator. Doors through to living room, kitchen and to:

Cloakroom comprising low level WC, pedestal wash hand basin, wall tiling to all walls to dado rail height, tiled floor, radiator and extractor.

Living Room of excellent proportions and having a view out from the bay window over the front garden and driveway; fitted gas fire to fireplace with attractive Adams style surround, marble tile back and hearth, decorative coving and ceiling roses and two radiators. Glazed panel double doors through to:

Sitting Room/Dining Room with French doors providing access to the adjoining conservatory and a glimpse of the enclosed garden beyond; very attractive wood style





flooring, decorative coving and radiator. Door through to adjoining dining kitchen.

Good Sized Conservatory with a delightful view out over the rear garden; high-pitched roof level, and wood style laminate flooring. Double glazed side entrance door to grounds.

Fabulous Dining Kitchen having a westerly outlook over the rear garden; a comprehensive range of quality contemporary design style Wren units, fitted work surface areas with single drainer one and a half bowl sink unit inset and concealed dishwasher beneath. The work surface extends out into the room to form a peninsula divide with large kitchen storage drawers and cupboard space below. The work surface extends around the adjoining walls, having cupboard space pull out spice drawer unit below, space between units for a Range style cooker with Range cooker hood and wall units set above. To the end of the unit there is space for an upright fridge/freezer. Wood style laminate flooring, contemporary design style featured vertical radiator to one wall and ceiling spotlight fittings. uPVC double glaze panel door providing access out onto the rear garden of patio, door through to hallway and door to integral garage.

First Floor

Landing with built in linen cupboard to one corner, dado rail, access to roof space and radiator.

Bedroom (above garage) having a very pleasant outlook across the front garden, driveway and homes on the Close; built in wardrobe space to one corner, feature wall alcove, wood style laminate flooring and radiator. Door through to:

Jack and Jill En-suite Shower Room with built-in shower cubicle to one side with appropriate shower fitting and full height wall tiling, tiled floor, radiator and extractor vent. Door through to:

Bedroom (rear northwest) having a very pleasant view down over the rear garden; access to the Jack and Jill en-suite, built-in wardrobe space to one corner, wood style laminate flooring, coving and radiator.





Family Bathroom having panelled bath with shower fitting and full height wall tiling and shower screen panel, tiling to all walls to at least data rail height, tiled floor, wall mounted toiletry cabinet, coving, radiator and extractor vent.

Bedroom (south west) overlooking the conservatory and the rear garden; wood style laminate flooring and radiator.

Master Bedroom of excellent proportions with an easterly view from the bay window down over the front of the property and across the Close; built-in wardrobe and cupboard space to one wall, dentil decorated ceiling cornice, wood laminate flooring and radiator. Door through to:

En-suite Shower Room having a built-in cubicle with full height wall tiling, pedestal wash hand basin and low level WC. Wall tiling to at least dado rail height on all walls, tiled floor, fitted toiletry cabinet to one wall with mirror panel doors, radiator and extractor vent.

OUTSIDE

The house stands back from the roadside with an attractive area of the lawned garden to the front and the block paved driveway which provides more than ample parking for both family and visitors as well as access to the **Integral Garage** with up and over door, service door to rear with access to the dining kitchen. Wall mounted Ideal gas fired central heating boiler, plumbing for laundry white goods light fitting and power points.

There are pedestrian gateways providing access to paths running down both the northern and southern elevations of the house through to the very pleasant well enclosed rear garden with raised lawn terrace accompany flowerbeds and borders containing a range of flowering plants and shrubs including acer, honeysuckle, palms and more. Adjoining the rear western elevation of the house is a good size paved patio area onto which the conservatory and dining kitchen have access. Set to one corner is a useful garden shed.

Outside power point and garden water tap.

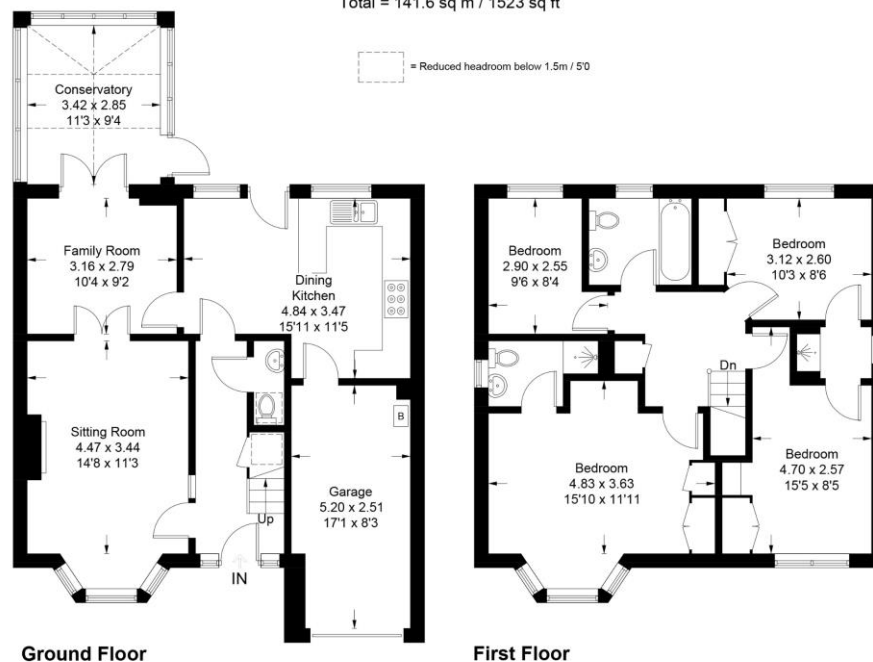






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Approximate Gross Internal Area
Ground Floor = 78.0 sq m / 839 sq ft
First Floor = 63.6 sq m / 684 sq ft
Total = 141.6 sq m / 1523 sq ft



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.

West Lindsey District Council – Tax band: D 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...

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