



Westcroft Drive, Saxilby



£415,000

- Immaculate Detached House
- Four Double Bedrooms
- Two Ensuites & Family Bathroom
- Dining Kitchen with Appliances
- Lounge & Living/Dining Room
- Drive, Gardens & Double Garage
- Freehold
- EPC rating C



Immaculate Detached Four Double Bedroom House situated in a secluded position within the well served village of Saxilby to the West of Lincoln City. The good sized accommodation comprises Entrance Hall with Personal Door to the Garage, Cloak Room, Lounge, Living Room, Dining Kitchen, Landing, Four Double Bedrooms, Two En Suites & Family Bathroom. Gardens Front & Rear, Driveway & Integral Double Garage

Entrance Hall 0.00m x 0.00m (0'0" x 0'0")

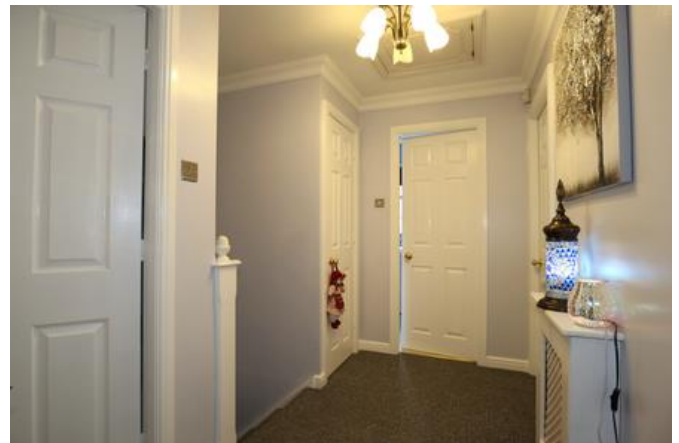
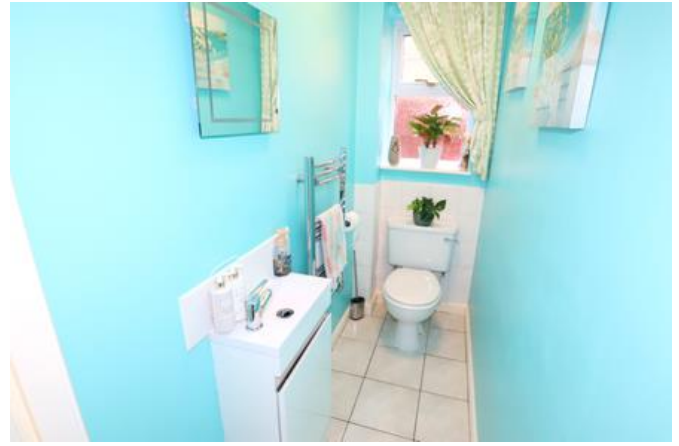
Door to front aspect, LVT flooring, radiator with cover, alarm panel and understairs storage cupboard.

Cloak Room 3'0" x 7'0" (0.9m x 2.1m)

Window to front aspect, tiled flooring and chrome heated towel rail. Fitted with a low level wc and wash hand basin with vanity unit and tiled splashback.

Lounge 13'1" x 13'5" (4m x 4.1m)

French doors and windows to rear garden. Gas fire within decorative surround, radiator with cover, LVT flooring and coving to ceiling.



Living Room 9'1" x 11'7" (2.8m x 3.5m)

Two windows to front aspect and radiator.

Dining Kitchen 10'4" x 19'0" (3.1m x 5.8m)

Door and windows to rear garden. Tiled flooring, radiator with cover and coving to ceiling.

Kitchen Area 0.00m x 0.00m (0'0" x 0'0")

Fitted with a modern range of wall and base units with work surfaces over and drainer sink unit with mixer tap. Integrated appliances include oven, microwave combi oven, five ring gas hob with extractor hood over, fridge and freezer, dishwasher and washing machine. Tiled flooring, part tiled walls and radiator with cover.

Landing 0.00m x 0.00m (0'0" x 0'0")

Loft access, radiator with cover and airing cupboard housing hot water cylinder.

Bedroom One 12'5" x 12'2" (3.8m x 3.7m)

Three windows to front aspect, fitted wardrobes and radiator with cover.

Dressing Area 6'5" x 6'0" (2m x 1.8m)

Built in storage cupboard.

Ensuite 8'8" x 5'7" (2.7m x 1.7m)

Window to front aspect. Fitted with low level wc, wash hand basin with vanity unit and double shower cubicle. Chrome heated towel rail and tiled flooring.

Bedroom Two 8'2" x 13'7" (2.5m x 4.1m)

Window to rear aspect, radiator and built in double wardrobe.

Ensuite 0.00m x 0.00m (0'0" x 0'0")

Window to side aspect. Fitted with wash hand basin with vanity unit, shower cubicle and built in cupboard.

Bedroom Three 8'10" x 11'5" (2.7m x 3.5m)

Window to rear aspect, radiator and built in double wardrobe.



Bedroom Four 7'1" x 10'5" (2.2m x 3.2m)

Window to rear aspect and radiator.

Bathroom 5'7" x 7'5" (1.7m x 2.3m)

Window to side aspect. Fitted with a low level wc, wash hand basin with vanity unit and panelled bath. Tiled floor, part tiled walls and chrome heated towel rail.

Outside 0.00m x 0.00m (0'0" x 0'0")

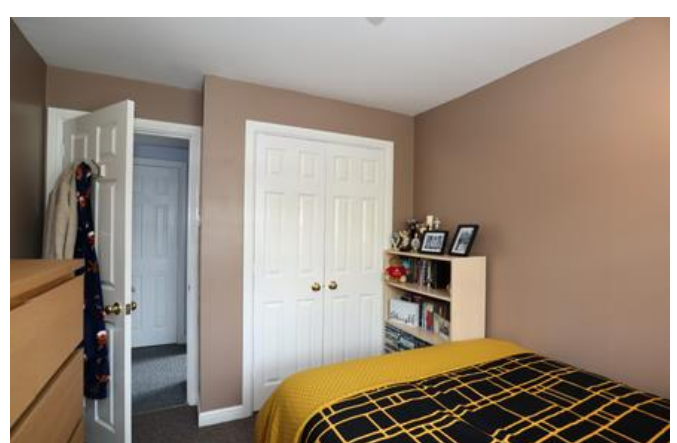
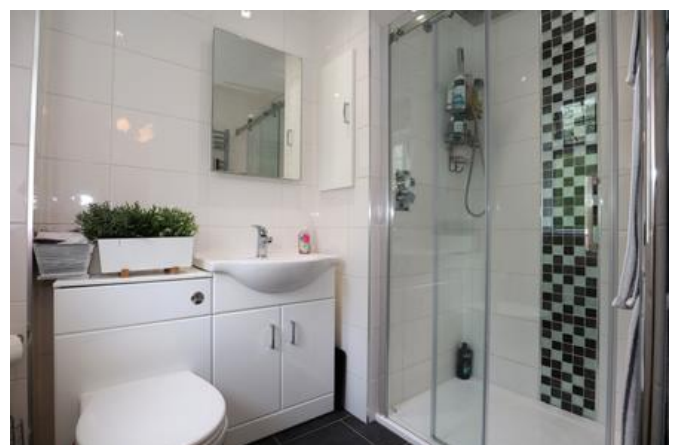
The property is approached via a shared driveway and has a driveway leading to the integral double garage. The remainder of the front is lawned. Gated side access leads to the rear enclosed garden which has a patio seating area, lawn and borders of flowers and shrubs.

Double Garage 26'6" x 17'11" (8.1m x 5.5m)

Twin up and over doors, personal door to the side aspect and personal door into the hallway. Power and lighting, wall mounted gas central heating boiler, space and plumbing for washing machine. Loft access.

Agents Note 0.00m x 0.00m (0'0" x 0'0")

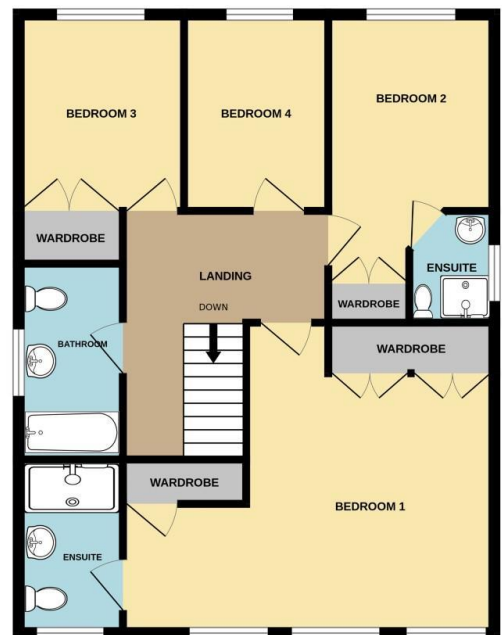
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GROUND FLOOR
939 sq.ft. (87.2 sq.m.) approx.

1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



WESTCROFT DRIVE, SAXILBY, LINCOLN, LN1 2PT

TOTAL FLOOR AREA : 1659 sq.ft. (154.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		