



Church View, Lincoln



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£475,000

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## Key Features

- Detached House
- Well Presented
- Extended
- Five Bedrooms
- Three Reception Room
- Two En-Suites
- EPC rating B





Well presented and extended five bedroom detached house, located in the sought after village of Saxilby. The property has been decorated to a very high standard and is positioned within walking distance of the local shops, doctors, schools and train station.

The house consists of entrance hall, open plan kitchen diner and living space, lounge, playroom, utility, and WC to the ground floor. To the first floor there are four bedrooms, with En-suite to bedroom two and family bathroom. To the second floor there is a master bedroom with dressing room and en-suite. Outside the property to the front there is a block paved driveway leading to garage. To the rear of the property there is an enclosed landscaped garden with lawned garden and patio area.

The property also benefits from Solar panels.

#### Entrance Hall

External door to front aspect, stairs to first floor with cupboard under and underfloor heating.

#### Open Plan kitchen-Diner Living Area.

Windows to rear and side aspects. Fitted with a range of wall and base units with worktops over, pulicine sink with drainer, multi-fuel range cooker with extractor above, space and plumbing for USA style fridge freezer, integrated dishwasher, island with built in seating area, pantry cupboard and french doors leading to patio. Underfloor heating.

#### Kitchen Dining Area 4.96m x 5.08m (16'4" x 16'8")

Windows to side and rear aspect.

#### Living Area 3.11m x 4.71m (10'2" x 15'6")

Window to rear aspect and french doors to side aspect.

#### Lounge 3.78m x 5.08m (12'5" x 16'8")

Window to side aspect and french doors to rear aspect. Underfloor heating.

#### Play Room 2.68m x 2.85m (8'10" x 9'5")

Window to front aspect and underfloor heating.

#### Utility Room 1.71m x 2.85m (5'7" x 9'5")

Window to side aspect and fitted with base units with worktops over, sink with drainer, space and plumbing for washing machine and tumble dryer and underfloor heating.

#### WC 1.4m x 1.87m (4'7" x 6'1")

Fitted with low level WC and wash hand basin. Underfloor heating

#### 1st Floor Landing 4.56m x 4.96m (15'0" x 16'4")

Window to front aspect and stairs to second floor.

#### Bedroom Two 3.23m x 3.74m (10'7" x 12'4")

Window to rear aspect and radiator.

#### En-suite 2.06m x 1.42m (6'10" x 4'8")

Window to side aspect and fitted with shower cubicle with rainfall shower, wash hand basin, low level WC and radiator.

#### Bedroom Three 3.01m x 4.1m (9'11" x 13'6")

Window to rear aspect and radiator.

#### Bedroom Four 3.13m x 3.06m (10'4" x 10'0")

Window to front aspect and radiator.

#### Bedroom Five 2.4m x 3.27m (7'11" x 10'8")

Window to rear aspect and radiator.

#### Bathroom

Window to side aspect and fitted with clawfoot bath, walk in shower with rainfall head, low level WC, wash hand basin with vanity unit and radiator.



### Main Bedroom 4.11m x 4.38m (13'6" x 14'5")

Window to side aspect and Velux window.

### Dressing Room 4.56m x 2.07m (15'0" x 6'10")

Two Velux windows, fitted wardrobes and draws.

### En-Suite 4.56m x 2.31m (15'0" x 7'7")

Two Velux windows and fitted with clawfoot bath, walk in shower with rainfall shower head, his and hers sinks with vanity units beneath, low level WC and extractor.

### Garage 4.96m x 4.3m (16'4" x 14'1")

Roller door, power and lighting.

### Outside Front

Block paved and gravel driveway with parking for upto three cars, leading to garage.

### Outside Rear

Enclosed landscaped garden with patio area and lawned garden

### Agents Note

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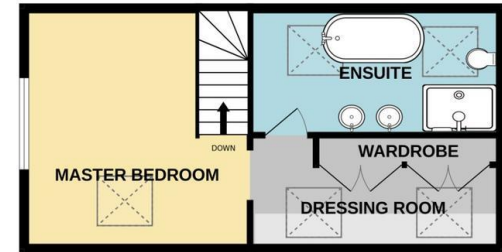
**GROUND FLOOR**  
1133 sq.ft. (105.2 sq.m.) approx.



**1ST FLOOR**  
769 sq.ft. (71.4 sq.m.) approx.



**2ND FLOOR**  
409 sq.ft. (38.0 sq.m.) approx.

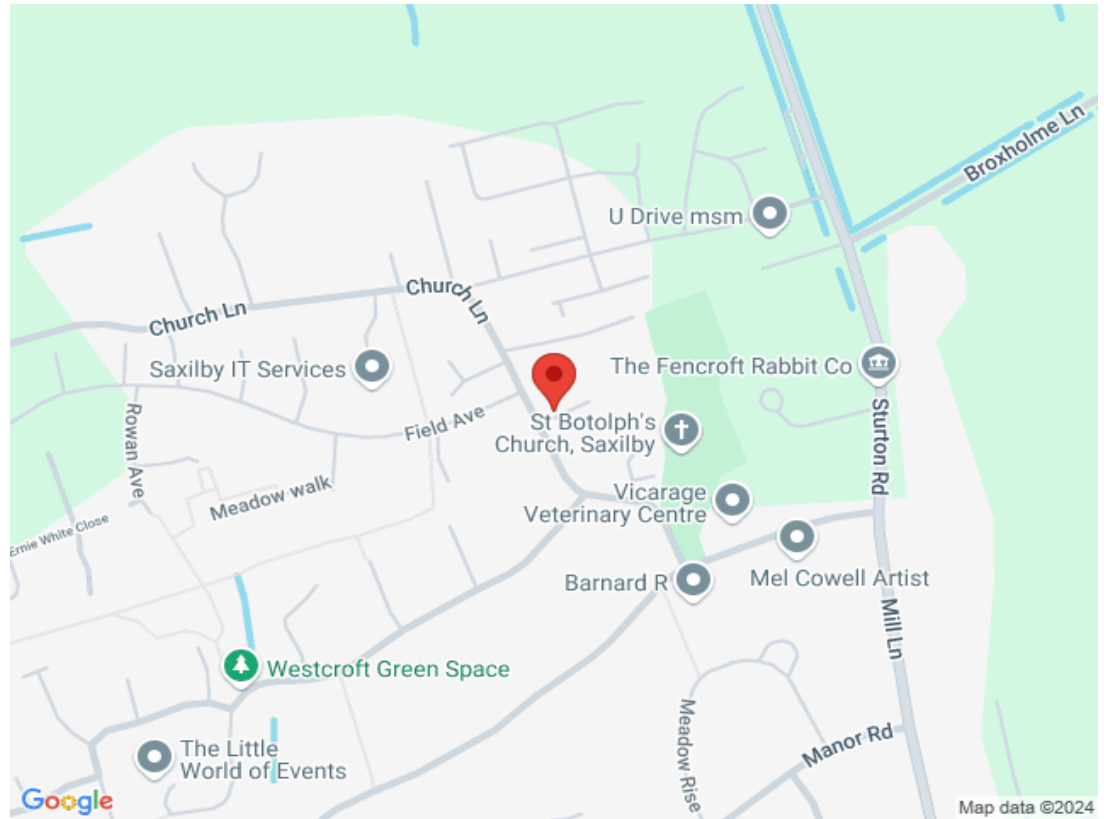


**3 CHURCH VIEW, SAXILBY**

**TOTAL FLOOR AREA : 2310 sq.ft. (214.6 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	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

