



Manor Road, Saxilby



**£330,000**

- Link Detached Dormer Property
- Four Bedrooms
- Bathroom & Shower Room
- 17ft Dining Kitchen
- Lounge & Conservatory
- Block Paved Driveway
- Freehold
- EPC rating F



Well Presented Link Detached Dormer Property with Four Bedroom accommodation. Situated in the popular village of Saxilby which is to the west of Lincoln and boasts a wealth of amenities and train station. The ground floor accommodation comprises Entrance Porch, Reception Hall, Lounge, 17ft Dining Kitchen, Conservatory, Two Bedrooms and Shower Room. Upstairs there are Two Bedrooms and Bathroom. Outside there is a block paved driveway and enclosed rear garden.

### Entrance Porch

Windows to front and side aspects and door to side aspect.

### Reception Hall

Laminate flooring, two radiators, built in storage cupboard and stairs to first floor.

### Lounge

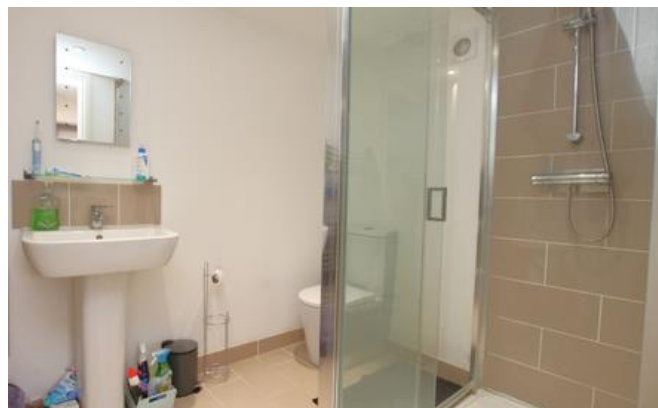
17'10" x 13'7" (5.4m x 4.1m)

Two windows to front aspect, decorative fireplace with electric fire, radiator and built in storage cupboard.

### Dining Kitchen

17'10" x 10'8" (5.4m x 3.3m)

Window and French doors to rear aspect. Fitted with a range of wall and base units with work surface over and drainer sink unit. Integrated appliances include double oven, hob, extractor hood, fridge freezer, washing machine, microwave and dishwasher. Part tiled walls, laminate flooring and radiator.



### Conservatory

16'11" x 6'6" (5.2m x 2m)

Brick based and uPVC double glazing construction with door to rear aspect.

### Bedroom Three

13'5" x 11'5" (4.1m x 3.5m)

Window into Conservatory and door into the Shower Room and radiator.

### Bedroom Four

11'5" x 9'1" (3.5m x 2.8m)

Window to front aspect, radiator and door into the Shower Room.

### Jack and Jill Shower Room

Fitted with a low level wc, wash hand basin and double shower cubicle. Chrome heated towel rail, extractor, tiled flooring and part tiled walls.

### First Floor Landing

Doors to rooms.

### Bedroom One

14'3" x 9'5" (4.3m x 2.9m)

Window to front aspect, sloping ceilings and radiator.

### Bedroom Two

12'4" x 8'10" (3.8m x 2.7m)

Window to rear aspect, sloping ceilings, built in storage and radiator.

### Bathroom

Window to side aspect. Fitted with a low level wc, wash hand basin and panelled bath with wall mounted electric shower. Part tiled walls and radiator.





## Outside

To the front of the property is a block paved driveway. To the rear is an enclosed lawned garden with patio area and borders of plants and flowers.

## Agents Note

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# Floorplan



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		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



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