



Blades Drive, Lincoln



3



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1

**£275,000**

- Detached Modern House
- Three Double Bedrooms
- Bathroom & Ensuite
- Lounge & Dining Kitchen
- Popular Village Location
- Gardens, Garage & Driveway
- Freehold
- EPC rating B



Modern THREE DOUBLE BEDROOM Detached House situated in the popular village of Saxilby which boasts good amenities to include shops, school, public house and train station. The accommodation comprises Entrance Hall, WC, Lounge, Kitchen-Diner, Landing, Bathroom and Three Double Bedrooms with Ensuite to Bedroom One. Externally the property benefits from a detached Garage with a long Driveway in front and a fully enclosed Rear Garden.

### Entrance Hall

Composite front entrance door, stairs rising to first floor and radiator.

### W/C

With low level WC, floating sink unit and radiator.

### Lounge

4.45m x 3.15m (14'7" x 10'4")

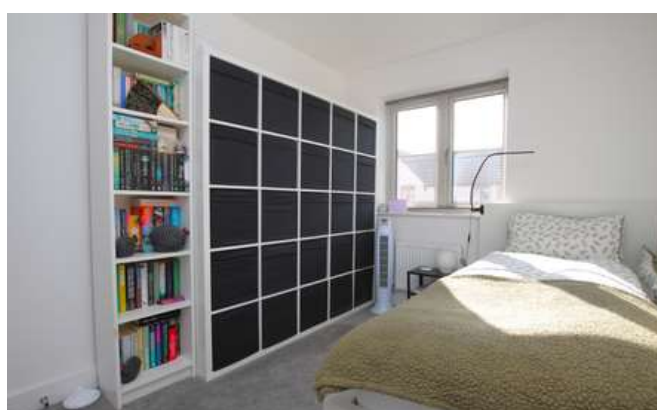
With double glazed windows to front and side aspects and radiator.

### Kitchen/Diner

5.43m x 2.95m (17'10" x 9'8")

With double glazed window to the front aspect, double doors to side aspect, fitted with a range of eye level wall and base units and work surfaces over, one and a half bowl stainless steel sink unit with drainer and mixer taps over with extendable head, electric double oven with 4 ring gas hob and stainless steel extractor hood over, integrated fridge freezer and dishwasher, wall mounted gas combination boiler and radiator.





## Landing

With double glazed window to the rear aspect, loft access and storage cupboard.

## Bedroom 1

5.44m x 3.03m (17'10" x 9'11")

With double glazed window to front aspect, dressing area and radiator

## En-suite

With double glazed frosted window to the side aspect, shower cubicle, low level WC, pedestal wash hand basin and radiator.

## Bedroom 2

2.89m x 3.27m (9'6" x 10'8")

With double glazed window to front aspect and radiator.

## Bedroom 3

2.47m x 3.2m (8'1" x 10'6")

With double glazed window to side aspect and radiator.

## Bathroom

1.97m x 2.21m (6'6" x 7'4")

With window to the front aspect, three piece suite comprising of paneled bath with shower fitted over, low level WC, pedestal wash hand basin, double glazed frosted window to front aspect, tiled splash back, stainless steel heated towel rail.

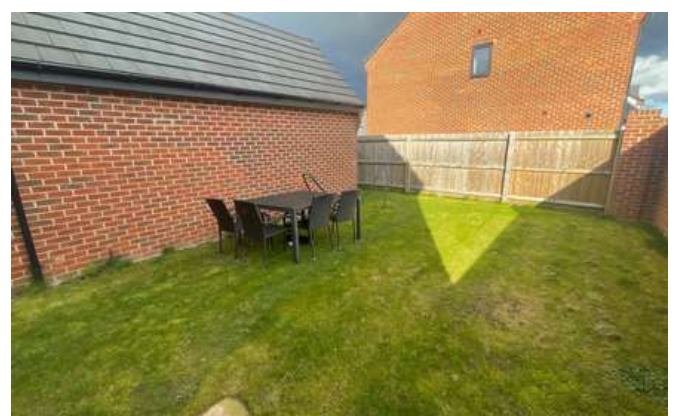
## Garage & Parking

6.09m x 3.16m (20'0" x 10'5")

With up and over door, power and lighting. The Driveway is laid to tarmac which leads up to the front of the Garage providing ample Off Street Parking.

## Rear Garden

The rear garden is a very nice size and is mainly laid to lawn with a patio area and is fully enclosed by brick wall and fencing.



### Agents Note

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# Floorplan

