



Lambert Place, Saxilby



£319,950

- Well Presented Detached House
- Village Location with Good Amenities
- Four Bedrooms, Ensuite & Bathroom
- Dining Kitchen & Utility
- Dual Aspect Lounge
- Gardens, Driveway & Garage
- Freehold
- EPC rating B



Contemporary Detached Four Double Bedroom House boasting box bay lounge, kitchen diner with fully integrated appliances and garage. Perfectly situated in the popular village of Saxilby, the property benefits from master with en-suite, high end modernisation and off road parking with garage.

Property comprises, spacious entrance hall with W/C and storage, double aspect box bay lounge, kitchen diner boasting fully integrated appliances and french doors to the rear patio area, utility room with access to the rear and integrated garage. To the first floor there are four double bedrooms whilst the master has an en-suite. The family bathroom is fully tiled and benefits from bath with overhead shower. Outside enclosed rear garden, driveway and garage.



Entrance Hall

With access to the lounge, kitchen, WC and cloak room.

WC

With a W/C and wash hand basin.

Lounge 16'3" x 10'10" (5m x 3.3m)

With a window to the side aspect, bay window to the front aspect and radiator.

Kitchen 16'0" x 8'10" (4.9m x 2.7m)

With a window to the rear aspect, french doors opening into the rear garden, a range of wall and base units with worktops over, hob with extractor over, fitted oven, stainless steel sink with drainer unit and under base and wall unit lighting.

Utility Room 10'0" x 3'8" (3m x 1.1m)

With a base unit with worktop over, room for a washing machine/dryer, access to the rear garden and garage.

First Floor Landing

With access to cupboard, the bedrooms and bathroom.

Bedroom One 14'8" x 10'10" (4.5m x 3.3m)

With a window to the front aspect, access to the en-suite and radiator.

En-suite 8'9" x 4'4" (2.7m x 1.3m)

With a window to the front aspect, enclosed shower, W/C and wash hand basin.

Bedroom Two 10'4" x 10'3" (3.1m x 3.1m)

With a window to the rear aspect and radiator.

Bedroom Three 9'6" x 8'11" (2.9m x 2.7m)

With a window to the front aspect and radiator.

Bedroom Four 9'5" x 7'9" (2.9m x 2.4m)

With a window to the rear aspect and radiator.

Bathroom 8'1" x 6'2" (2.5m x 1.9m)

With a window to the rear aspect, panelled bath, W/C, wash hand basin and chrome heated towel rail.





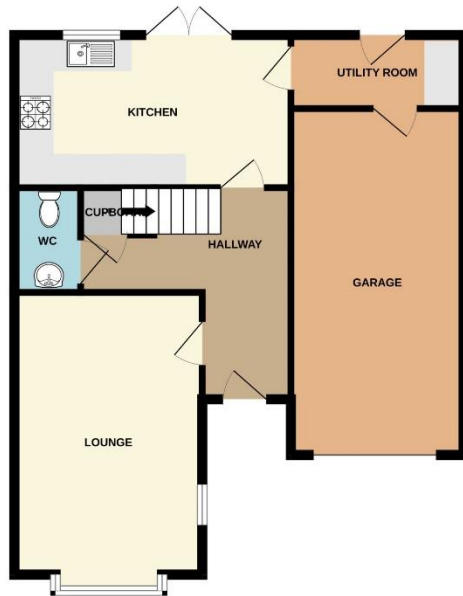
Outside

With a driveway for two cars and access to the garage from the front. An enclosed rear garden with a lawn, patio and shrubs.

Agent Note

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GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



5 LAMBERT PLACE, SAXILBY, LN1 4AP

TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

