



Westcroft Drive, Saxilby



**OIRO £200,000**

- Detached Bungalow
- In Need Of Modernisation
- No Onward Chain
- Popular Village Location
- Detached Garage
- Two Bedrooms
- Freehold
- EPC rating TBC





A fantastic opportunity to acquire this TWO-bedroom detached bungalow, ideally situated in the popular and well-connected village of Saxilby.

Positioned within easy walking distance of the Co-op, Saxilby C of E Primary School, the train station, and a range of local amenities, this property offers both convenience and potential in equal measure.

Requiring modernisation throughout, the bungalow presents a blank canvas for buyers looking to put their own stamp on a home. It already benefits from Gas Central Heating and uPVC Double Glazing.

The accommodation comprises a welcoming Reception Hall, Kitchen, spacious Lounge, Bathroom, separate WC, and Two Double Bedrooms.

Externally, the property offers a lawned front garden, a driveway providing off-street parking, and a detached single garage. The enclosed rear garden features a landscaped gravel area, patio area, shed, and greenhouse - ideal for gardening enthusiasts or those seeking a private outdoor space.

Offered with NO ONWARD CHAIN, this property is perfect for those looking to downsize, invest, or renovate in a highly desirable village location.



### Reception Hall

4.43m x 3.61m (14'6" x 11'10")

External door and window to front aspect, large storage cupboard and radiator. Currently used as a dining area.

### Kitchen

4.22m x 3.32m (13'10" x 10'11")

Windows to front and side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, free standing electric cooker, space and plumbing for washing machine and radiator.

### Lounge

5.37m x 3.59m (17'7" x 11'10")

Bay window to front aspect, gas fire and radiator.

### Bedroom One

3.08m x 3.9m (10'1" x 12'10")

External door and window to rear aspect, fitted wardrobes and radiator.

### Bedroom Two

3.08m x 3.01m (10'1" x 9'11")

Window to rear aspect and radiator.

### Bathroom

1.95m x 2.48m (6'5" x 8'1")

Window to side aspect and fitted with panel bath, shower cubicle, wash hand basin and radiator.

### WC

Window to side aspect and fitted with low level WC.

### Garage

5.22m x 2.68m (17'1" x 8'10")

Single detached garage with electric roller door, power and lighting.





### Outside

To the front of the property there is a lawned garden with hedge borders and driveway leading to detached garage with parking for up to four cars. To the rear of the property there is an enclosed gravel garden with shed and green house.

### Agent Note

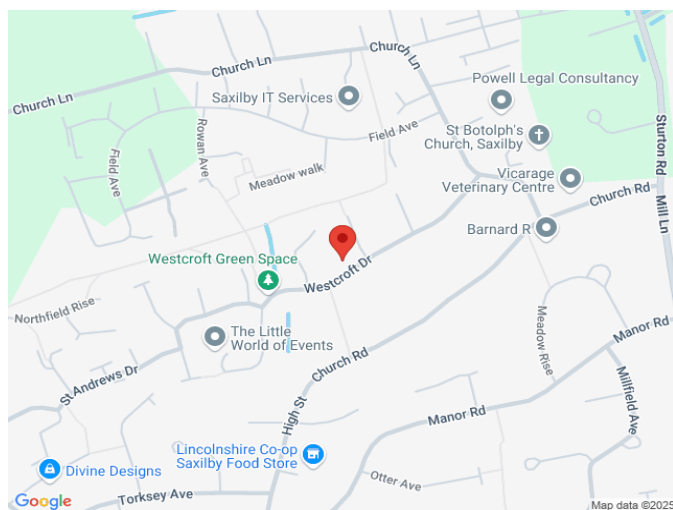
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# Floorplan

GROUND FLOOR  
973 sq.ft. (90.4 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 sq.m.) approx.  
While every effort 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 misstatement. 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 operation or efficiency can be given.  
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