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12 Hardwick Close, Saxilby, LN1 2WU



When it comes to  
property it must be

  
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**£360,000**



Spacious 4-bedroom detached family home offers 3 reception rooms, and 2 bathrooms. The property features an enclosed rear garden, a driveway, and a double garage. With NO ONWARD CHAIN, this home is perfect for families seeking versatile living space. Don't miss this opportunity to secure a wonderful residence in a desirable location.

#### Key Features

- Detached family home
- Popular village location
- 3 reception rooms
- Breakfast kitchen, utility room
- 4 bedrooms, 2 bathrooms
- Gardens front & rear
- EPC: D Rating
- Tenure: Freehold





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## Entrance Hall

1.89m x 3.99m (6'2" x 13'1")

Double glazed front entrance door, double glazed window to front aspect, radiator, coving to ceiling, and stairs leading to first floor landing.

## Study

2.35m x 2.55m (7'8" x 8'5")

Double glazed window to front aspect, radiator, and coving to ceiling.

## Living Room

3.21m x 4.42m (10'6" x 14'6")

Double glazed walk-in bay window to front aspect, coving to ceiling, radiator, feature fireplace, and open walk-through to dining room.

## Dining Room

2.70m x 2.97m (8'11" x 9'8")

Double glazed uPVC double glazed patio doors leading to rear garden, coving to ceiling, and radiator.

## Breakfast kitchen

2.95m x 5.28m (9'8" x 17'4")

Range of fitted base and wall units with contrasting roll edge work surfaces, integrated fridge freezer, one and a half stainless steel sink unit, integrated dishwasher, 4 ring gas hob, extractor canopy, integrated double oven, tiled splash backs, ceramic tiled flooring, breakfast bar, coving to ceiling, radiator, under stairs storage cupboard, and 2 double glazed windows to rear aspect.

## Cloakroom / WC

1.61m x 1.95m (5'4" x 6'5")

Cloakroom / WC, vanity wash hand basin, radiator, tiled splash backs, coving to ceiling, extractor fan, and ceramic tiled flooring.

## Utility Room

1.61m x 1.95m (5'4" x 6'5")

Ceramic tiled flooring, Belfast style sink unit, space and plumbing for washing machine, tiled splash backs, ceramic tiled flooring, extractor fan, coving to ceiling, electric consumer board, coving to ceiling, wall mounted boiler, and uPVC double glazed rear entrance door.

## Landing

0.87m x 3.05m (2'11" x 10'0")

Access to roof void, coving to ceiling, and airing cupboard.

## Master Bedroom

3.24m x 3.76m (10'7" x 12'4")

Double glazed window to front aspect, coving to ceiling, radiator, and fitted wardrobes.



## Ensuite Shower Room

1.20m x 2.45m (3'11" x 8'0")

Shower cubicle with mains shower unit, pedestal wash hand basin, and low-level WC. Fully tiled splash backs, ceramic tiled flooring, heated towel rail, shaver wall socket, coving to ceiling, and double-glazed windows to side aspect.

## Bedroom 2

2.85m x 3.56m (9'5" x 11'8")

Walk-in double-glazed window to front aspect, radiator, coving to ceiling, and over stairs storage cupboard.

## Bedroom 3

2.41m x 2.78m (7'11" x 9'1")

Double glazed window to rear aspect, radiator, and coving to ceiling.

## Bedroom 4

2.38m x 2.47m (7'10" x 8'1")

Double glazed window to rear aspect, radiator, and coving to ceiling.

## Family Bathroom

1.80m x 3.10m (5'11" x 10'2")

Panelled bath, pedestal wash hand basin, and low-level WC. There are tiled splash backs, ceramic tiled flooring, extractor fan, and coving to ceiling.

## Gardens

The property occupies a good size plot with gardens to the front and rear aspects.

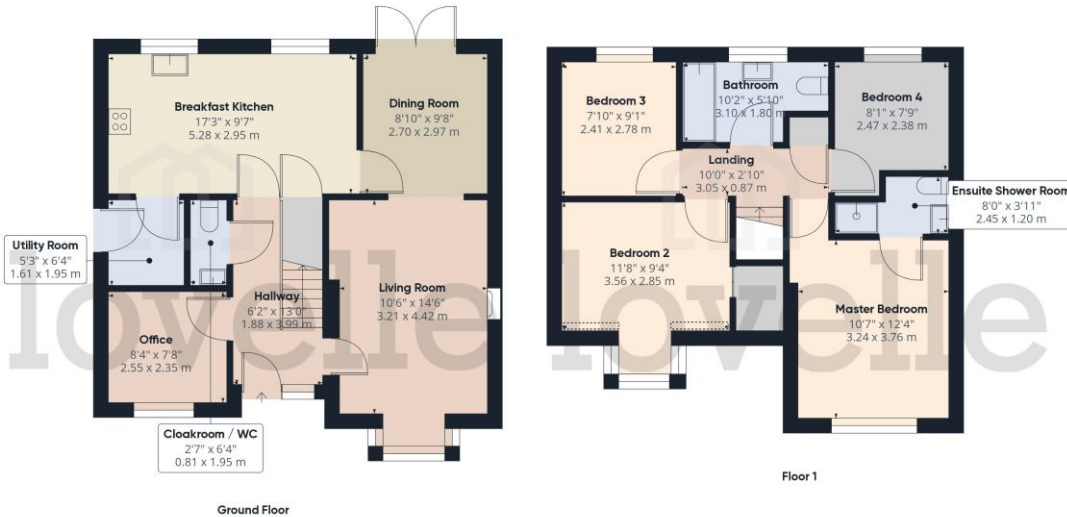
## Driveway

Block-paved driveway to the front aspect, providing ample off-road parking.

## Double Garage

Detached double garage, with electric front roller door, pedestrian access door to rear garden, power and lighting.





Approximate total area<sup>(1)</sup>  
1185.5 ft<sup>2</sup>  
110.14 m<sup>2</sup>

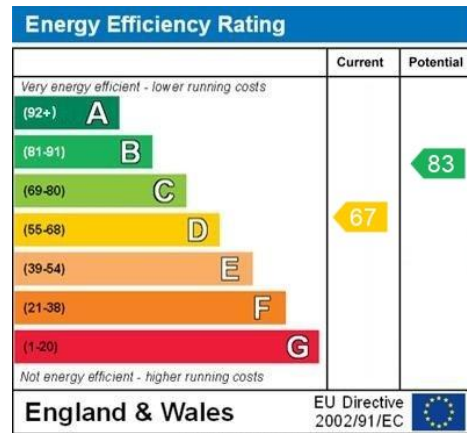
Reduced headroom  
4.01 ft<sup>2</sup>  
0.37 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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