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5 Forrington Place, Saxilby, LN1 2WJ



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Guide Price: £330,000 - £340,000



Detached family home, situated in the popular village of Saxilby. Well-presented throughout, occupying an enviable corner plot. Spacious living areas, including living room, dining room, and conservatory. Enclosed garden to the rear. Driveway & garage to the front. This home offers a great opportunity for those looking to enjoy life in a well-connected village setting.

Key Features

- Detached family home
- Popular village location
- Lounge, dining room
- Conservatory, kitchen & utility
- Gardens, driveway & garage
- 3 double bedrooms
- Entrance hall, cloakroom / WC
- Ensuite & family bathroom
- EPC rating C
- Tenure: Freehold

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Situated in the popular village of Saxilby, 5 Forrington Place is a well-presented, three-bedroom detached home set on a corner plot. Stepping into the entrance hall, you'll find access to a convenient downstairs cloakroom/WC, leading through to a comfortable living room that creates a welcoming atmosphere. The dining room is ideal for both everyday meals and entertaining, while the adjoining conservatory offers a bright and airy space to enjoy the garden views. The kitchen provides practical space for daily use and is accompanied by a small utility room for added functionality.

Upstairs, the property boasts three double bedrooms, with the main bedroom benefiting from an ensuite shower room. A family bathroom serves the remaining two bedrooms, all thoughtfully arranged for easy living. Outside, the rear garden is enclosed and designed with low maintenance in mind, featuring a patio area that's perfect for outdoor relaxation. To the front, a single attached garage and driveway provide off-road parking.

This home offers a great opportunity for those looking to enjoy life in a well-connected village setting.

Entrance Hall

1.77m x 3.34m (5'10" x 11'0")

Having uPVC double-glazed front entrance door with adjoining side screens, mains smoke alarm, coving to ceiling, radiator, under stairs cupboard, stairs leading to first floor landing and Amtico flooring.

Cloakroom / WC

1.43m x 1.47m (4'8" x 4'10")

Low level WC and wash hand basin. There are tiled splash backs, Amtico flooring, radiator and extractor fan.

Living Room

3.35m x 5.13m (11'0" x 16'10")

Generous family lounge having 2 double-glazed windows to front aspect, inset down lights, coving to ceiling, 2 radiators and open walk-through leading to dining room.

Dining Room

2.7m x 3.07m (8'11" x 10'1")

Coving to ceiling, radiator and uPVC double-glazed sliding patio doors to conservatory.

Conservatory

2.91m x 3.13m (9'6" x 10'4")

Brick base and uPVC double-glazed with pitched polycarbonate roof, radiator, ceiling light fan, power points and French doors leading to rear patio area.

Kitchen

2.69m x 3.01m (8'10" x 9'11")

Having a range of modern fitted base and wall units with contrasting roll edge work surfaces, integrated double oven, 4 ring gas hob, extractor hood, one and a half stainless steel sink unit, tiled splash backs, space for fridge, vinyl flooring, radiator and double-glazed window to rear aspect.

Utility Room

1.55m x 2.25m (5'1" x 7'5")

Fitted base and wall unit with contrasting roll edge work surfaces, space and plumbing for washing machine, space vent for tumble dryer, space for freezer, tiled splash backs, extractor fan, vinyl flooring and uPVC double glazed rear entrance door.

Landing

2.03m x 2.27m (6'8" x 7'5")

Mains smoke alarm, access to roof void, coving to ceiling and airing cupboard housing hot water cylinder

Master Bedroom

3.02m x 3.09m (9'11" x 10'1")

Range fitted wardrobes, drawers and bedside cabinets, coving to ceiling, radiator and double-glazed window to rear aspect.

Ensuite Shower Room

1.68m x 1.84m (5'6" x 6'0")

Modern 3-piece suite comprising, shower cubicle with mains shower unit, vanity wash hand basin with cupboards underneath and low-level WC with concealed cistern. There are tiled splash backs, vinyl flooring, shaver wall point, extractor fan, heated towel rail and double-glazed window to rear aspect.

Bedroom 2

3.2m x 3.82m (10'6" x 12'6")

Built in over stairs wardrobe, 2 double glazed windows to front aspect and radiator.

Bedroom 3

3.05m x 3.11m (10'0" x 10'2")

Having double glazed window to front aspect and radiator.

Family Bathroom

1.85m x 2.25m (6'1" x 7'5")

3-piece modern suite comprising, vanity wash hand basin with cupboards underneath, panelled bath and low-level WC with concealed cistern. There are tiled splash backs, extractor fan, shaver wall point, coving to ceiling, heated towel rail and double-glazed window to rear aspect.

Gardens

The property occupies a generous plot with attractive gardens to the front, side and rear aspects. The front and side gardens are open plan and mostly laid to lawn with various plants and shrubs. The rear garden is low maintenance and is mostly laid to patio and gravel with various plants, shrubs and flower beds, 2 Pergolas, aluminium storage shed and is mostly enclosed by close boarded fencing.

Driveway

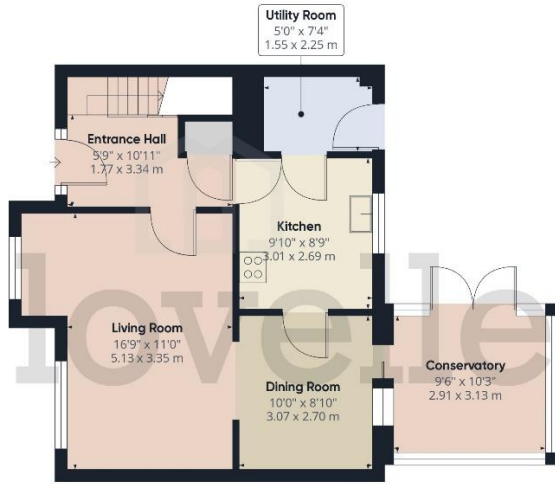
There is a tarmac driveway which leads to the front entrance to the property and block-paving to the garage. Providing ample off-road parking.

Single Attached Garage

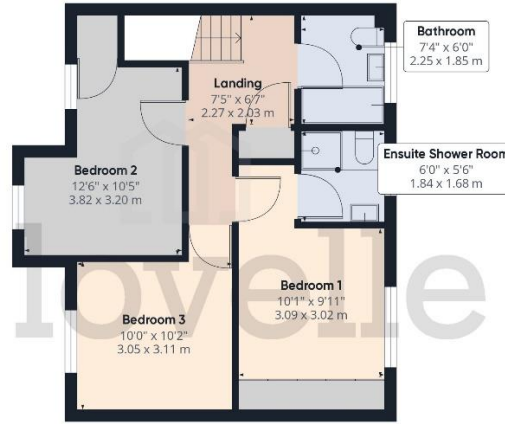
2.7m x 4.95m (8'11" x 16'2")

Brick construction with pitched tiled roof, wall mounted gas fired central heating boiler, up and over door, power and lighting.





Ground Floor



Floor 1

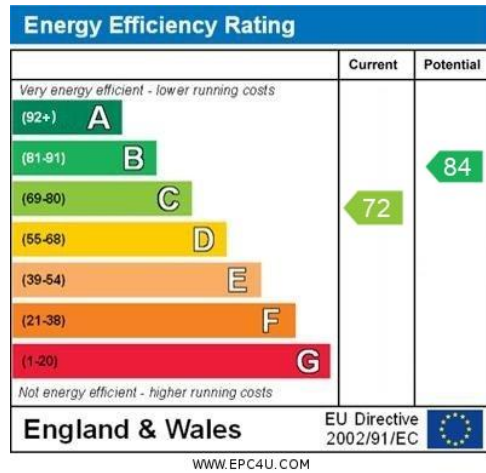
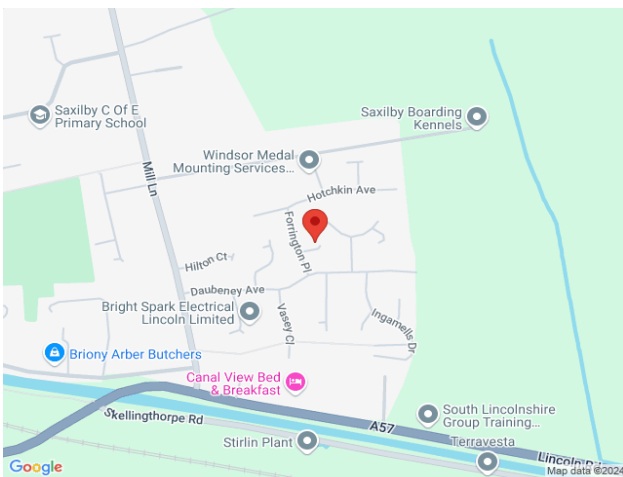
Approximate total area⁽¹⁾
1150 ft²
106.84 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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