



3 ROSEHILL CLOSE, SAXILBY  
£395,000

**BROWN & CO**



## 3 ROSEHILL CLOSE, SAXILBY, LINCOLN LN1 2JB

### DESCRIPTION

A substantial detached three/four bedroom bungalow set on a large plot and does provide scope for further extension (STP). The property benefits from a front aspect lounge which leads to a 22' very well appointed open planned kitchen/dining/living room.

From the hallway, there is access to a 13' dressing room which in turn leads to the master bedroom and bedroom four, which does have access to plumbing which could create en suite facilities to make a large master bedroom suite.

Externally, there is ample off road parking and a large enclosed rear garden which is mainly lawned.

### LOCATION

The property is located in this small cul de sac of individual properties yet within comfortable distance of the village centre, which has a good selection of local shops and a Co-Op convenience store. Saxilby provides good access to Lincoln city by road or by rail.



### ACCOMMODATION

Part glazed uPVC door to entrance hall and half glazed door to

**LOUNGE 15'9" x 11'8" (4.85m x 3.58m)** front aspect double glazed oriel bay window, part wood paneled walls, TV aerial lead, wall light points, contemporary radiator. Half glazed door to



**KITCHEN/DINING/LIVING ROOM 22'3" x 16'9" (6.81m x 5.16m)** from living/dining area, side aspect double glazed window and French doors to garden. Porcelain tiled flooring, recessed lighting. Kitchen has double glazed rear aspect window. Well-appointed fitted kitchen units by Wren in sage green. Ample base and wall mounted cupboard and drawer units, black Belfast sink with mixer tap, integrated dishwasher, space and plumbing for washing machine built in Zanussi electric oven and combination oven/microwave, integrated Zanussi fridge/freezer, four ring gas hob. Ample wood working surfaces porcelain tiled flooring, recessed lighting. Access to roof void.



Doors to

**BEDROOM TWO 12'6" x 10'2" (3.84m x 3.10m)** front aspect double glazed window, part wood paneled walls, fitted window blinds.



**BEDROOM THREE 8'8" x 6'7" (2.69m x 2.05m)** side aspect double glazed window, fitted window blinds.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
01777 709112 | [retford@brown-co.com](mailto:retford@brown-co.com)





**BEDROOM ONE 15'8" x 8'8" (4.81m x 2.68m)** front aspect double glazed window with fitted window blinds. Vaulted ceiling with spotlights, French doors to garden. TV aerial lead.



**BEDROOM FOUR 8'4" x 7'1" (2.56m x 2.16m)** front aspect double glazed window with fitted window blinds. Contemporary radiator/towel rail, spotlights. PLEASE NOTE there is plumbing in situ so this room could be an en suite bathroom.



From entrance hall door to

**DRESSING ROOM 13'2" x 5'6" (4.01m x 1.71m)** recessed lighting and doors to

## OUTSIDE

**FRONT** fenced to all sides, large double gates and off road parking for several vehicles,. Mainly lawned with some pebbled borders. Gate giving access to

**REAR GARDEN** fenced to all sides and mainly lawned with some established foliage. Side area which is currently pebbled and used as a dog run. There is ample space to the other side to extend the bungalow (STP) and an external boiler.

## GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band .

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

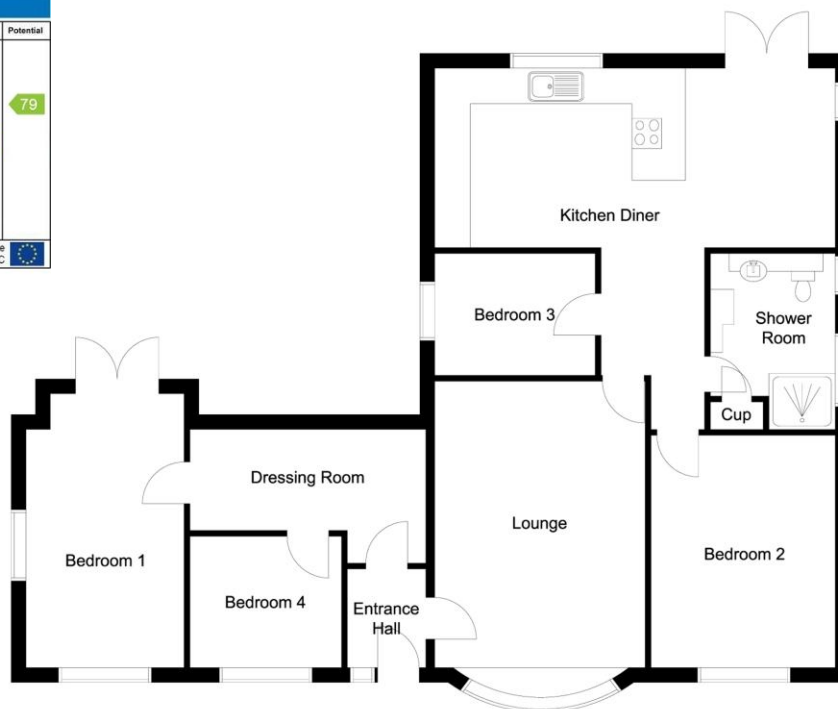
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in February 2026



**BROWN & CO**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.

CP Property Services @2026



## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
01777 709112 | [retford@brown-co.com](mailto:retford@brown-co.com)

**BROWN & CO**