



Church Lane, Saxilby, Lincoln, LN1 2PE
FOR SALE - £650,000

CanTERS

Chartered Surveyors

Kent House is a superb example of a five/six-bedroom detached residence, discreetly tucked away in the popular village of Saxilby. Accessed via its private driveway, with extensive off-road parking for multiple vehicles and with an additional hardstanding area to the front aspect, the house sits on an extremely generous mature plot with uninterrupted views of the village church.

This thoughtfully extended and comprehensively modernised home needs be viewed to truly appreciate all that it offers. Highly suitable for a growing family, or equally as a flexible multi-generational dwelling, it would certainly suit those also needing to work from home. The current owners have tastefully renovated and remodelled this unique house. Attention to detail has been key throughout, with quality fixtures and fittings used to elevate the generous living spaces.

In the heart of the home is a highly impressive light-filled kitchen, thanks to its two dual aspect French doors, leading to the exterior wrap-around terrace. Two further large picture windows overlook the mature garden beyond, as well as the nearby historic church. The stunning painted solid wood cabinetry is finished with quartz worktops and include a double farmhouse sink. Quality appliances include a full-size integrated dual-zone dishwasher and a 'Rangemaster Nexus' cooker with induction hob and extractor above. The generous oak topped kitchen island houses extra storage facilities and includes details such as the dedicated shelving to store cookbooks, plus two spaces for sitting. There are generous living and dining areas, cleverly lit with Industville light products, providing a range of mood options for different times of the day or evening. Leading off the kitchen is the well-designed walk-in pantry, which definitely gives the wow factor. With a range of painted shelves and low-level cupboards topped with solid oak, this room provides both practical storage options and style.

From the kitchen, there is access to a small lobby, which leads to a convenient utility room featuring bespoke solid wood units with a quartz worktop and a useful butler sink. Across the lobby is the downstairs WC, with Grohe Japanese-style sanitaryware and featuring a wall-hung Duravit sink.

Leading off the lobby is a flexible reception room, which has been designed for a variety of uses. Currently set up as a home office, with independent access via a composite door to the side elevation, this room would work equally well as a downstairs bedroom, with a convenient en-suite shower room and dressing room leading off.

From the welcoming hallway, there are two further reception rooms, one currently used as a dining room and to the front aspect, there is a generous lounge which is wonderfully light thanks to its large window.

From the galleried landing upstairs, there is access to five good-sized bedrooms and a well-appointed family bathroom. The panelled principal bedroom has dual aspect windows which give amazing views of the village church. The second double bedroom has a window to the rear aspect, along with an adjoining dressing room and stylish en-suite shower room. Two further double rooms provide plentiful accommodation for either family members or for guests, and a fifth bedroom has a convenient en-suite with WC and a wall-hung sink. Three of the bedrooms have built-in Mitsubishi air conditioning units, with another unit to be found in the dining room.

The property has extensive gardens to the side and rear, with a large patio wrapping around the house, giving plenty of space to entertain and to soak up the sun throughout the day. The outside space is mainly laid to lawn and has several mature trees. Under the tree canopy sits an impressive locally-crafted Shepherds Hut, with fully connected amenities, which is available by separate negotiation and potentially offers a useful further living or leisure space to the prospective purchaser.

Saxilby is a popular village, situated just six miles from historic Lincoln. Residents enjoy numerous amenities on their doorstep, including a Co-op Food Store with a Post Office facility, a village butcher, a pharmacy, a newsagent, a café, two doctor's surgeries, two Public Houses and several take-away food options. Situated just off the A57, there is direct road access to Lincoln and to the wider region. Other excellent transport links include the dedicated railway station, offering regular services to Lincoln and beyond, with fast services to London served by both Lincoln and Newark Northgate stations, making it easy to reach major cities quickly for both work and leisure. Bus services to Lincoln and other nearby towns are also frequent.

The strong community spirit, with numerous groups and activities for a variety of interests, make Saxilby an excellent choice for all age groups. Saxilby Church of England Primary School is rated as 'Good' by Ofsted (2026) and there are multiple choices for secondary school provision in the area, including some Ofsted 'Outstanding' options.

Tenure We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.

Council Tax Band: 'E' NB: This can be reviewed by the Local Authority.

EPC Rating: 'C'

FURTHER INFORMATION AND TO VIEW: Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 06/02/2026

Disclaimer: Canters, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Canters has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

Canters
www.canters.co.uk

01472 356143

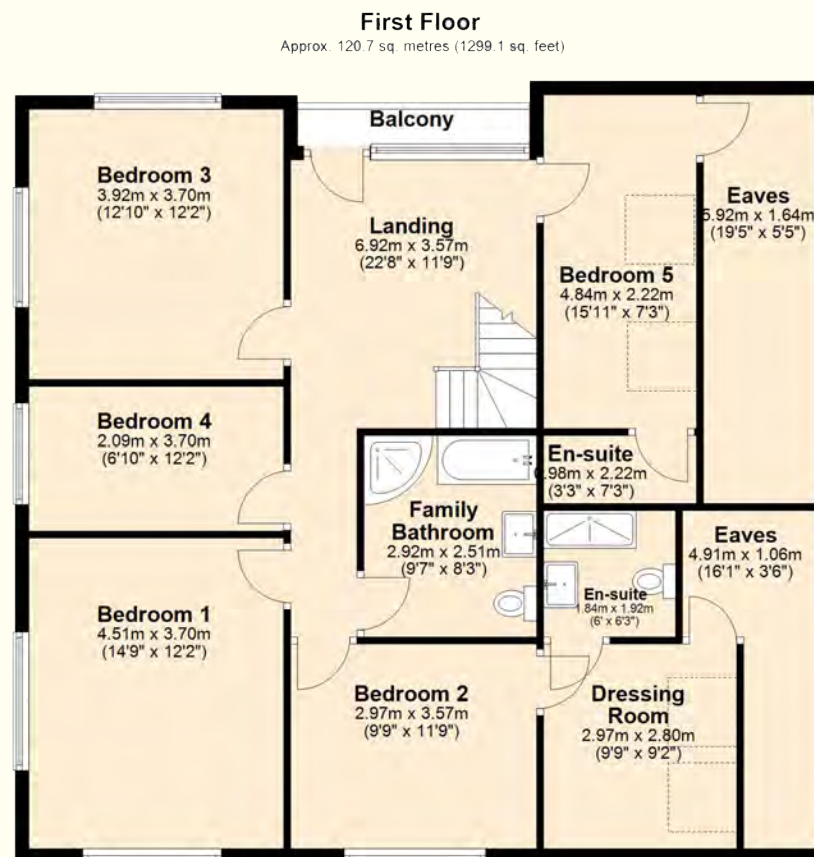
DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

Property Management and Lettings

If you are a landlord looking to relieve yourself of the stress surrounding your tenanted properties or alternatively if you are seeking tenants, then Canters are more than happy to help. We offer outstanding property management services as well as a quick turnaround letting service. If you wish to discuss your management needs, then please do not hesitate to call us on 01472 356143 or email enquiries@canters.co.uk

Free Valuation Service

Are you thinking of selling? We offer fast and free marketing appraisals for all properties with a view to go to market. Our team are often able to complete the free valuation within the week and service a wide radius of areas including Grimsby / Cleethorpes and surrounding villages along with Tetney, Caistor, Louth and Immingham. If you are seeking a formal written valuation for mortgage or a variety of other purposes, please contact our sales team at our Grimsby Office.



Canters
www.canters.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 06/02/2026

Disclaimer: Canters, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Canters has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

ADDITIONAL PHOTOS & PLANS



Kitchen Living Dining



Kitchen Living Dining



Kitchen Living Dining



Utility Room



Pantry



Lounge

CanTERS
www.canTERS.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 06/02/2026

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

ADDITIONAL PHOTOS & PLANS



Lounge



Dining Room



Office / Bedroom 6



Bedroom 1



Bedroom 2



Bedroom 3

CanTERS
www.canTERS.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 06/02/2026

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

ADDITIONAL PHOTOS & PLANS



Bedroom 4



Bedroom 5



Family Bathroom



View



Rear Garden



Rear Garden

CanTERS
www.canTERS.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 06/02/2026

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.