



3 ROSEHILL CLOSE, SAXILBY  
£375,000

**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 panelled 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 panelled walls, fitted window blinds.



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

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**DRESSING ROOM 13'2" x 5'6" (4.01m x 1.71m)** recessed lighting and doors to **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 ONE 15'8" x 8'8" (4.81m x 2.68m)** 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.



## 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



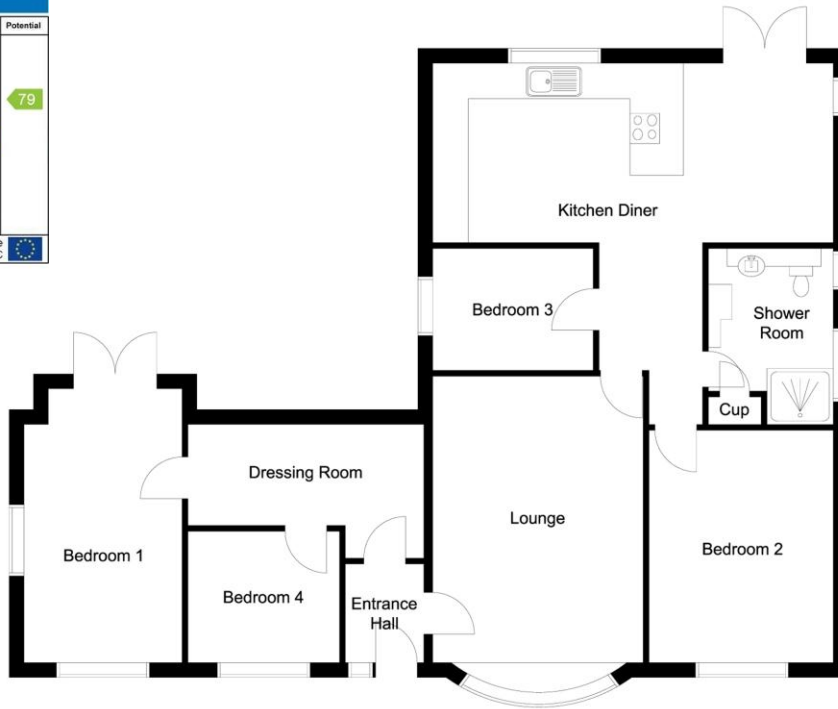
**BATHROOM 8' x 6'9" (2.44m x 2.11m)** two obscured side aspect double glazed windows. Walk-in shower cubicle with mains fed shower with raindrop shower head and hand held attachment, glazed screen, tiled walls with recesses. Vanity unit with inset sink and a range of cupboards and drawers below with low level WC with concealed cistern. Tiled flooring and walls, contemporary radiator with central mirror. Floor to ceiling storage cupboard



From entrance hall door to

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.  
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