



- No Onward Chain
- Recently Refurbished Bungalow
- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Stylish Breakfast Kitchen
- Driveway Parking & Rear Garden
- Walking Distance To Essential Amenities

Manor Road, Saxilby, LN1 2HP
£350,000





This recently refurbished bungalow comes with no onward chain and boasts spacious living accommodation across one floor. The home boasts four bedrooms, two reception rooms and two bathrooms, whilst there is also a stylish breakfast kitchen. Further reception rooms include a 14ft 10 by 12ft lounge and an accompanying dining room. The property comes with new electrics, gas central heating throughout, all new windows and doors, with the property in turnkey condition, ready for an immediate move-in. Externally, the home comes with a private, non-overlooked rear garden, whilst the front comes with ample driveway parking provisions. The home is situated on Manor Road within easy reach of all the amenities that Saxilby has to offer. These include a Co-op food store, pharmacy and doctor's surgery, as well as great access to a range of pubs, independent retailers, and public transport is well serviced with a regular bus to and from Lincoln city centre and Saxilby having its own railway station with lines direct into Lincoln and out to Sheffield. For further details and viewing requests, please contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hall

Features a uPVC front entrance door with accompanying glass window, single radiator, and access to all main accommodation. Includes access to the loft (partially boarded with insulation and ladder), a large airing cupboard complete with fitted shelving, and a newly fitted gas central heating boiler.

Lounge

14' 0" x 12' 0" (4.26m x 3.65m)

Having a uPVC double-glazed window to the front aspect and a single radiator.

Dining Room

10' 10" x 9' 9" (3.30m x 2.97m)

Having a uPVC double-glazed window to the rear aspect and a vertical radiator.

Breakfast Kitchen

11' 5" x 16' 4" max (3.48m x 4.97m)

Comprising a stylish range of modern units with counter worktops, sink and drainer unit, and integrated appliances including a Lamona oven, induction hob, and extractor hood over. The seller intends to add a washing machine and tumble dryer. Features dual aspect UPVC double glazed windows to the side and rear, a single radiator, and an external door leading out to the rear garden.

Master Bedroom

12' 1" min x 12' 6" (3.68m x 3.81m)

Having a uPVC double-glazed window to the rear aspect, a single radiator, and direct access to the en-suite shower room.

En-Suite Shower Room

3' 11" x 11' 6" (1.19m x 3.50m)

Fitted with a modern suite comprising a shower cubicle, low-level WC, pedestal wash basin, vertical radiator, vinyl flooring, and a uPVC double-glazed obscure window to the rear aspect.

Bedroom 2

14' 10" x 10' 0" (4.52m x 3.05m)

Having a uPVC double-glazed window to the front aspect and a single radiator.

Bedroom 3

12' 10" x 9' 3" (3.91m x 2.82m)

Having a uPVC double-glazed window to the front aspect and a single radiator.

Bedroom 4

11' 4" x 7' 3" (3.45m x 2.21m)

Having a uPVC double-glazed window to the side aspect and a single radiator.

Family Bathroom

6' 5" x 7' 7" (1.95m x 2.31m)

Featuring a three-piece suite comprising a panel bath with a shower head over, a low-level WC, pedestal wash basin, vertical radiator, tiled flooring, and a uPVC double-glazed obscure window to the side aspect.

Outside Front

To the front, the property benefits from a generous lawned garden with hedge perimeters, a block-paved pathway leading to the front entrance, and a large driveway providing ample parking for vehicles.

Outside Rear

To the rear is a private, enclosed rear garden, which is mostly laid to lawn with a raised patio seating area and timber fence boundaries.

Agents Note

Please note that carpet/flooring had not been fully laid at the time of photography. Digital staging/alterations have been used in select room images to demonstrate the intended final finish. Final fittings and finishes may vary upon completion.





GROUND FLOOR
1192 sq.ft. (110.7 sq.m.) approx.



TOTAL FLOOR AREA: 1192 sq.ft. (110.7 sq.m.) approx.
We have made every attempt to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 10000

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE