



Church Road, Saxilby, Lincoln



OLIVER REILLY



- STUNNING EXTENDED DETACHED HOME
- FOUR/FIVE DOUBLE BEDROOMS
- TWO GENEROUS RECEPTION ROOMS
- FIRST FLOOR BATHROOM & STYLISH EN-SUITE
- EXCELLENT CONDITION! MOVE IN READY!
- SUPERB VILLAGE POSITION WITH AMENITIES!
- SUBSTANTIAL OPEN-PLAN LAYOUT
- GF W.C & UTILITY ROOM
- MAGNIFICENT 0.15 OF AN ACRE PLOT WITH EXTENSIVE DRIVEWAY
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'F'

### STYLED TO PERFECTION!!

If you're searching for the ULTIMATE FAMILY HOME.. LOOK NO FURTHER! We have a treat in store for you!

This magnificent EXTENDED DETACHED FAMILY RESIDENCE is steeped with STYLE & SOPHISTICATION, occupying a marvellous private plot. Set in the heart of the incredibly desirable and extremely well-served village of Saxilby. Promising great access to Lincoln and to popular main road links.

We are proud to represent this exceptional family home, which is a credit to the existing owners, who have showcased CONTEMPORARY LIVING TO PERFECTION! The copious internal design spans in excess of 1,500 square/ft. Boasting VERSATILITY AND FUNCTIONALITY!

The substantial layout comprises: Entrance porch, an inviting reception hall, spacious bow-fronted lounge with inset log burner, separate family room/potential ground floor fifth bedroom, a STUNNING DINING KITCHEN with attractive Quartz work-surfaces and a range of integrated Samsung appliances. This leads to the heart of the home!.. A HUGE OPEN-PLAN LIVING/DINING FAMILY SPACE. Hosting Velux roof-lights and 7 metre BI-FOLD DOORS! A wonderful space that seamlessly connect the indoor space with the outdoor garden. This design not only allows for an abundance of natural light but also creates a wonderful flow for family functionality and entertaining! There is a separate utility room and ground floor W.C

The first floor landing provides a modern family bathroom and FOUR DOUBLE BEDROOMS. The bow-fronted master bedroom enjoys a lavish EN-SUITE SHOWER ROOM.

Externally, the house stands proud on a 0.15 of an acre plot! Greeted via an EXTENSIVE multi-vehicle driveway. The generous, private rear garden is a SPECTACULAR EXTERNAL ESCAPE! Offering space for the whole family!

Additional benefits of this impressive home include uPVC double glazing. All replaced in the last 5 years and gas central heating.

TRULY REMARKABLE!.. Step inside to appreciate this beautifully crafted home in all its tremendous glory!



**RECEPTION HALL:**

10'11 x 7'7 (3.33m x 2.31m)

**BOW-FRONTED LOUNGE:**

13'3 x 11'5 (4.04m x 3.48m)

Max measurements provided into bow-window.

**FAMILY ROOM/ BEDROOM FIVE:**

14'4 x 8'10 (4.37m x 2.69m)

**OPEN-PLAN DINING KITCHEN:**

19'4 x 11'10 (5.89m x 3.61m)

A magnificent modern space. Boasting Quartz work-surfaces and a range of 'Samsung' integrated appliances. Including a dishwasher, wireless microwave and electric oven. 'Chef Collection' four ring induction hob with stylish extractor hood above. Central breakfast bar and open-plan access into the separate living/dining space.

**UTILITY ROOM:**

9'1 x 5'8 (2.77m x 1.73m)

**GROUND FLOOR W.C:**

8'4 x 2'8 (2.54m x 0.81m)

**LARGE OPEN-PLAN LIVING/DINING FAMILY SPACE:**

28'7 x 9'5 (8.71m x 2.87m)

A marvellous family-sized living space with two Velux roof-lights and 7 metre BI-FOLD DOORS. Brining the outside, inside!

**FIRST FLOOR LANDING:**

11'6 x 10'6 (3.51m x 3.20m)

Max measurements provided. With loft hatch access point. Providing a loft-ladder and boarding for storage.

**BOW-FRONTED MASTER BEDROOM:**

13'4 x 11'4 (4.06m x 3.45m)

**EN-SUITE SHOWER ROOM:**

7'5 x 6'0 (2.26m x 1.83m)

**BEDROOM TWO:**

14'5 x 8'10 (4.39m x 2.69m)

**BEDROOM THREE:**

12'1 x 11'4 (3.68m x 3.45m)

Max measurements provided.

**BEDROOM FOUR:**

8'10 x 8'9 (2.69m x 2.67m)

Max measurements provided.

**MODERN FAMILY BATHROOM:**

8'9 x 5'7 (2.67m x 1.70m)

Max measurements provided.



#### Local Information & Amenities: Saxilby

The hugely popular and extremely well-served village of Saxilby is situated approximately 7 miles West of the historic City of Lincoln. This thriving village hosts a wide array of amenities including, a local Co-op store, post office, a doctors surgery, pharmacy, train station, a well-regarded primary school, and public houses. The property is also positioned close to the Lincolnshire countryside. Perfect for those seeking a peaceful lifestyle with easy access to the city. The village is also ideal for commuters. Boasting ease of access onto the A57 and A46 bypass. There is also a Train Station in the village, providing services to Lincoln and a regular bus service to Lincoln, Gainsborough and Scunthorpe.

#### Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

#### Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of identification documentation in order for the transaction to proceed.

#### Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

#### EXTERNALLY:

The property occupies a wonderful central position, in the heart of a hugely popular and well-served village. Prime for great main road access. The house hosts a high-degree of kerb appeal. Occupying a substantial 0.15 of an acre private plot. The front aspect is greeted with dropped kerb vehicular access onto a large part concrete and part gravelled driveway. Emphasizing AMPLE OFF-STREET PARKING for a range of vehicles. Including a caravan, motor home. The front garden is partially laid to lawn, with a range of established bushes. A concrete pathway leads to the front entrance porch, with two external up/down lights. There is a part walled/ wrought-iron railed left side boundary and a fenced right side boundary. A left sided personal access gate opens onto a concrete pathway, with outside tap, leading down to the PRIVATE & WELL-APPOINTED REAR GARDEN. Promising a perfect external escape. Suitable for the whole family. The garden is predominantly laid to lawn, with a range of planted side borders. There is part gravelled/ slate hard-standing. Provision for a garden shed, two external lights and a central security light. There is a generous paved seating area, directly from the BI-FOLD DOORS in the wonderful open-plan living space. Brining the inside, outside! The garden is fully enclosed with fenced side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and modern uPVC double glazing throughout. Replaced in the last 5 years.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

#### Approximate Size: 1,595 Square Ft.

Measurements are approximate and for guidance only.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

West Lindsey District Council.

#### Council Tax: Band 'C'

#### EPC: Energy Performance Rating: 'F'

PLEASE NOTE: This rating was given prior to any significant works and improvements by the current vendors. A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F		37
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC