



- Semi-Detached House
- Two Bedrooms
- Built In 2022 By Lovell Homes
- South-Facing Garden

- Fitted SHARPS Wardrobes
- Landscaped Non-Overlooked Garden
- Two Allocated Parking Spaces
- 6 Years Remaining NHBC Guarantee

Swallow Gate, Saxilby, LN1 4AN
£217,500





Built in 2022 by Lovell Homes, this immaculate semi-detached home offers a perfect turnkey opportunity for modern living. The property has been beautifully maintained to an exceptional standard throughout and benefits from six remaining years on its NHBC guarantee, offering total peace of mind for the incoming buyer.

The story of the home begins at the front, where a low-maintenance shared block-paved driveway provides side-by-side allocated parking for two vehicles. Stepping through the composite front door, you are welcomed by an inviting entrance hall finished with durable, wood-effect laminate flooring fitted by the current seller. From here, stairs rise to the first floor. To the left a door opens into a bright and spacious lounge that measures an impressive 13'10" x 11'7". This front-facing reception room forms a perfect hub for relaxation, maximising natural light and includes a handy under-stairs storage cupboard. Moving through the lounge you enter a stylish, full-width kitchen diner. The culinary space is beautifully appointed with a comprehensive range of eye- and base-level units, a built-in oven, gas hob, integrated fridge/freezer and integrated plumbing for a dishwasher. The dedicated kitchen/ dining area enjoys views of the garden from the rear, offering seamless transitions out onto the patio. Tucked away to the side is a clever laundry space with plumbing for a washing machine and a modern downstairs cloakroom featuring a WC and basin suitable for additional storage space.

The high-quality finish continues onto the first floor via carpeted staircase with an attractive wooden balustrade. The master bedroom stretches across the front aspect. It features two double-glazed windows and premium, recently fitted SHARPS wardrobes that come complete with an active guarantee. This bedroom also enjoys its own private en-suite shower room, fully equipped with a mains-fed shower cubicle and a radiator. The second bedroom is a comfortable, garden-facing double room measuring 7'11" x 10'8", perfectly positioned next to the modern three-piece family bathroom suite.

The outdoor spaces are a true highlight of the property. The rear garden is an enclosed, highly desirable south-facing sun trap that enjoys an excellent degree of natural privacy. The garden has been thoughtfully landscaped to include a large patio area ideal for outdoor dining, bordered by raised flowerbeds, mature shrubs, and established fruit trees. A timber-built garden shed, external water source, and water butt complete this perfect garden retreat. Perfectly suited for young professionals and families alike, the property is situated in the highly sought-after village of Saxilby. Known for its fantastic community feel and excellent local amenities, the village boasts a Co-op food store, a pharmacy, and a well-regarded primary school. Commuting is effortless, with Lincoln city centre just a short ten-minute drive away, complemented by a regular bus service and a local railway station providing direct city connections. Complete with gas central heating and UPVC double glazing throughout, viewing is essential to appreciate the turnkey standard on offer. Council tax band: B. Freehold.



Entrance Hall

Featuring a composite front door to the front aspect, wood-effect laminate flooring, and stairs rising to the first floor.

Lounge

13' 10" x 11' 7" (4.21m x 3.53m)

With a uPVC double-glazed window to the front aspect, a single radiator, an under-stairs storage cupboard, and access to the kitchen diner.

Kitchen / Diner

11' 7" x 15' 3" (3.53m x 4.64m)

Fitted with a range of eye and base-level units with counter worktops, stainless steel sink and drainer with hot and cold mixer tap, integrated oven with four-ring gas hob and extractor hood over, space for fridge freezer, plumbing for dishwasher, wall-mounted gas central heating boiler (serviced December 2025), space and plumbing for washing machine with shelving over, a uPVC double-glazed window and door to the rear aspect.

Downstairs WC

Featuring a WC, wall-mounted hand wash basin with tiled splashback and mixer tap, and a uPVC double-glazed obscured window to the rear aspect.

First Floor Landing

With a wooden balustrade staircase, carpeted flooring, and a storage cupboard.

Master Bedroom

15' 3" x 9' 7" (4.64m x 2.92m)

Featuring two UPVC double-glazed windows to the front aspect, a single radiator, and recently fitted "Sharps of Lincoln" wardrobes with an active guarantee.

En-Suite Shower Room

4' 10" x 7' 11" (1.47m x 2.41m)

Comprising a WC, pedestal wash basin, shower cubicle with tiled surround and mains-fed shower, and a radiator.

Bedroom 2

7' 11" x 10' 8" (2.41m x 3.25m)

With a uPVC double-glazed window to the rear aspect and a single radiator.

Family Bathroom

7' 0" x 7' 4" (2.13m x 2.23m)

Featuring a floating wash basin with hot and cold mixer tap, a WC, tiled surrounds, extractor unit, a radiator, and a uPVC double-glazed obscured window to the rear aspect.

Outside Front

Block-paved frontage providing allocated off-road parking for two vehicles, direct front door entry, and utility meters.

Outside Rear

Fully enclosed by fence boundaries, south-facing, and landscaped to include a large patio area, flowerbed borders, mature shrubs, fruit trees, a timber-built garden shed, an external water source, and a water butt.

Agent's Notes

Fixtures & Fittings

The property is to be sold inclusive of all fitted blinds, flooring to the entrance included, curtains, and curtain rails, all of which will remain as part of the fixtures and fittings within the sale. Water butt and shed included. Shelving to laundry included.

All blinds are Hillary venetian blinds with timber effect.

Service Charge

The property is subject to an estate management service charge. The most recent six-monthly payment for this charge was £80.

Builders Guarantee

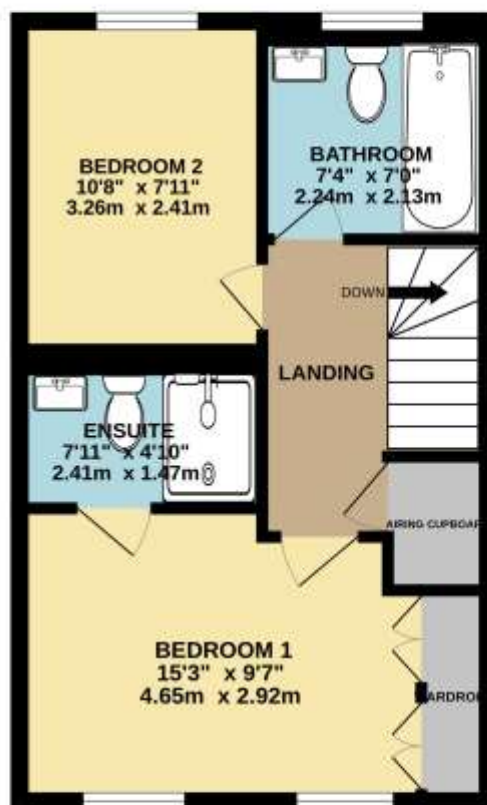
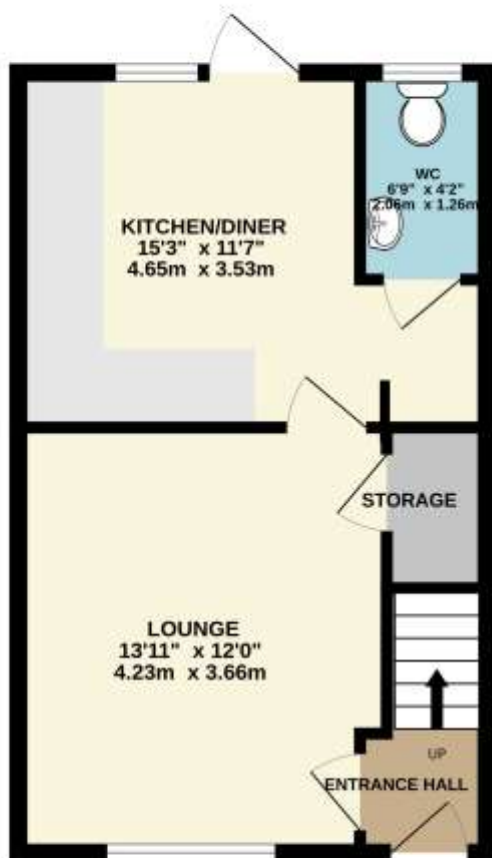
The property was built in 2022 and benefits from the remaining balance of its 10-year NHBC warranty (approximately 6 years remaining).





GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made 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 mis-statement. 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.
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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.

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