



Ernie White Close, Saxilby, Lincoln

Asking Price £240,000

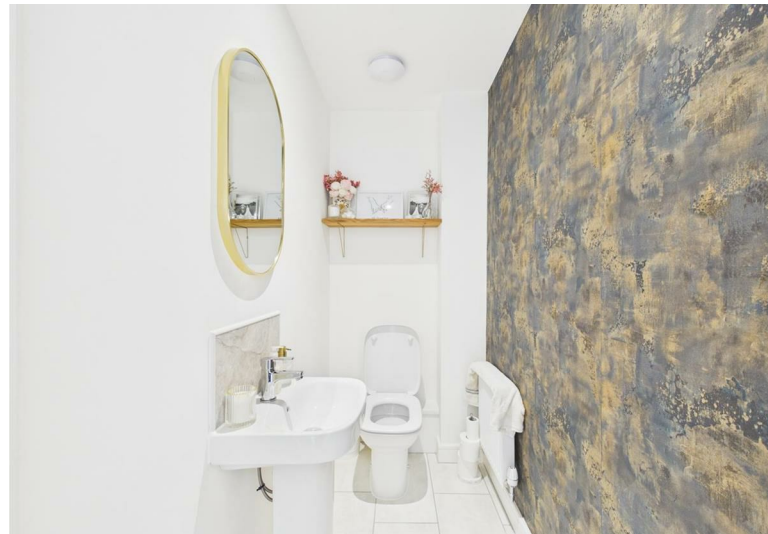

MARTIN&CO

Ernie White Close, Saxilby, Lincoln

House - Semi-Detached
3 Bedrooms, 2 Bathroom

Asking Price £240 000

- Modern Three Bedroom Home
- Driveway Parking
- En-suite to Master Bedroom
- Kitchen with integrated appliances
- Perfect first time buyer home
- Modern Garden
- Council Tax Band - B
- EPC - B
- Newly built in 2023
- Located in Saxilby, Lincoln



Description

Welcome to this modern three-bedroom house located in the charming area of Ernie White Close, Saxilby, Lincoln. Built in 2023, this property offers a fresh and contemporary living experience, perfect for families or professionals seeking a comfortable home.

The house features a well-designed layout that maximises space and light. The three bedrooms provide ample room for relaxation and privacy, while the two bathrooms ensure convenience for all residents. The modern fixtures and fittings throughout the property reflect a high standard of living, making it an ideal choice for those who appreciate quality.

One of the standout features of this home is the

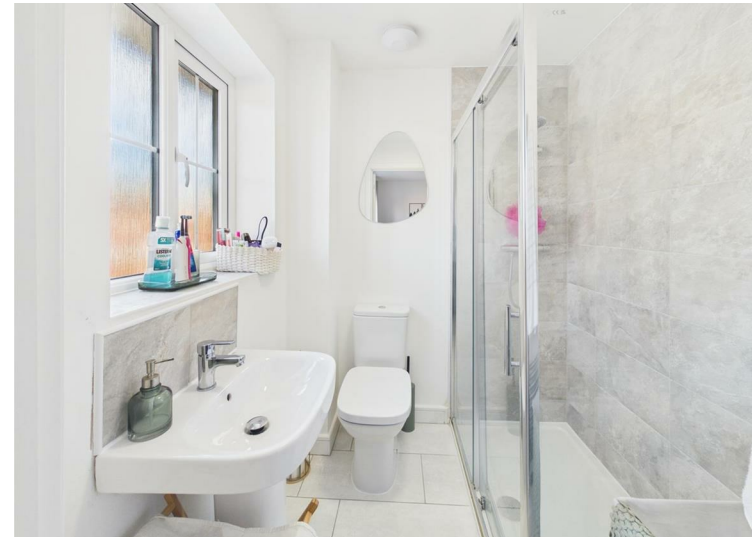
parking space available for two vehicles, a valuable asset in today's busy world. The location in Saxilby offers a delightful community atmosphere, with local amenities and transport links nearby, making it easy to enjoy both the tranquillity of village life and the conveniences of city living.

This property is not just a house; it is a place where you can create lasting memories. Whether you are looking to settle down or invest, this home presents a wonderful opportunity. Do not miss the chance to make this stunning property your own.

EPC - B

Tenure - Freehold

Council Tax Band - B



Hallway
 4'9" x 5'10"
 Carpet hallway leading to the stairs and lounge on the right hand side. Storage cupboard with consumer unit to the left hand side.

Lounge
 12'1" x 13'10"
 Carpet flooring with broadband, TV and electricity sockets. Front facing with window and radiator leading to downstairs toilet and understairs cupboard.

Kitchen
 14'0" x 9'4"
 Modern kitchen with integrated appliances included slim dishwasher, washing machine, two ovens and fridge freezer. Tile flooring with dining space and french patio doors leading to the rear garden.

Downstairs Toilet
 3'4" x 6'0"
 Tiled flooring, wallpaper feature wall, sink basin and toilet. Radiator and extractor fan.

Landing
 5'1" x 9'7"
 Carpet flooring with electric sockets and access to the loft.

Master Bedroom
 9'8" x 11'0"
 Master bedroom with en-suite, front facing. with wardrobe, sockets and wardrobe.

Bedroom 2
 10'8" x 8'7"
 Rear facing double bedroom with carpet flooring, radiator and double window.

Bathroom
 6'8" x 5'7"
 A three piece family bathroom with tile flooring.

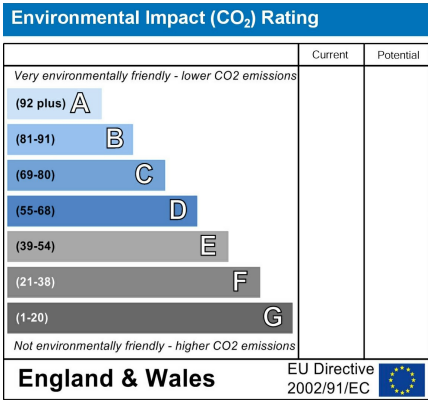
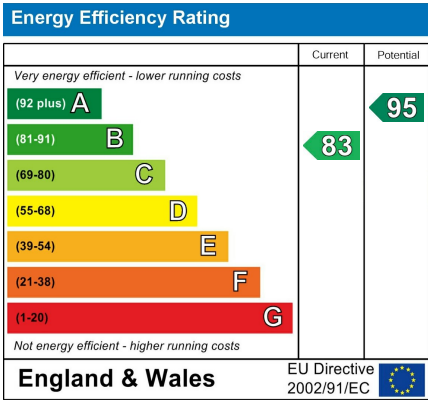
Bedroom 3
 6'7" x 11'8"
 Spacious single bedroom, carpet flooring and rear facing.

En-suite
 5'8" x 5'6"
 Shower cubicle en-suite with toilet and sink basin, tile flooring, extractor fan

Garden
 The rear garden offers a modern entertaining and relaxing space recently done to a good standard by the current owner.

Fixtures & Fittings
 Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Agency Note
 Service charge - £180 per annum





Martin & Co Lincoln Sales

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW

01522 503727 . lincoln@martinco.com

01522 503727

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.