



- Semi-Detached Characterful Cottage
- Large Conservatory With Log Burner
- Wraparound Rear Garden
- Beautiful Riverbank Views

- Four Generous Bedrooms
- Ground Floor Family Bathroom
- Nearby Parking Available
- Being Sold With No Onward Chain

Secret Cottage, West Bank, Saxilby, LN1 2LU
Guide Price £210,000 - £220,000





Starkey&Brown are delighted to offer for sale Secret Cottage, a charming four-bedroom character property, ideally positioned on West Bank in the highly regarded village of Saxilby. Offered for sale with the added benefit of no onward chain, this individual home offers a wonderful opportunity to acquire a property full of charm, character and individuality, whilst being ideally placed to enjoy village life. The accommodation briefly comprises access through to a useful utility space, providing excellent practical storage and everyday convenience. There is a generous lounge/dining room, offering a comfortable and sociable living area, together with a particularly impressive large conservatory, complete with a log burner, creating a fantastic additional reception space and a lovely focal point for the home. A ground floor bathroom completes the downstairs accommodation. To the first floor there are four generous bedrooms, providing excellent flexibility for families, guests or those requiring additional home working space. Further benefits include gas central heating and full uPVC double glazing throughout. Externally, one of the property's key features is its generous wraparound garden, providing a variety of outdoor spaces and plenty of scope for gardening, entertaining or simply enjoying the surroundings. Parking is available nearby. West Bank enjoys a fantastic position within Saxilby, with the property ideally located close to the village centre and its excellent range of amenities. Saxilby offers a true village lifestyle, with local shops, cafes, doctors' surgery, pharmacy, schools and community facilities all close by. The village also benefits from a railway station, providing direct links towards Lincoln and other surrounding destinations, while excellent road links make commuting particularly convenient. Council tax band: B. Freehold.



Side access to:

Hall/Utility Room

Having a uPVC door, space and plumbing for utility appliances, a sink, a double-glazed window to the front and side aspects, multiple storage cupboards, and a radiator. Access to the hall.

Lounge/Diner

23' 6" x 11' 3" (7.16m x 3.43m)

Having a uPVC double-glazed window to the rear aspect, laminate flooring, a radiator, alcove storage, original beams, a fireplace (currently capped off), wall-mounted lighting and exposed brickwork. Open access leading to:

Conservatory

17' 10" x 12' 8" (5.43m x 3.86m)

Being of uPVC and brick construction, laminate flooring, a log-burner, and sliding uPVC doors leading to the rear.

Kitchen

17' 8" x 6' 5" (5.38m x 1.95m)

Having a range of matching wall and base units with countertops, a ceramic sink with mixer tap, 4-ring gas hob with overhead extractor fan, integrated double-oven, space and plumbing for appliances, two uPVC double-glazed windows to the front aspect, an undertairs storage cupboard, tiled splashbacks and a staircase rising to the first floor.

Bathroom

Three-piece suite comprising panelled bath with overhead shower, wash hand basin with under-storage, low-level WC, tiled walls and flooring, a frosted double-glazed window to the side aspect and a radiator.

First Floor Landing

Having two loft access points, overstairs storage cupboard housing the fuseboard.

Bedroom 1

12' 0" x 8' 11" (3.65m x 2.72m)

Having a uPVC double-glazed window to the rear aspect, carpeted, built-in storage and a radiator.

Bedroom 2

12' 0" x 8' 4" (3.65m x 2.54m)

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

Bedroom 3

11' 6" x 8' 3" (3.50m x 2.51m)

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

Bedroom 4

8' 5" x 7' 0" (2.56m x 2.13m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and overstairs storage.

Outside Front

Nearby parking and views over the canal.

Outside Rear

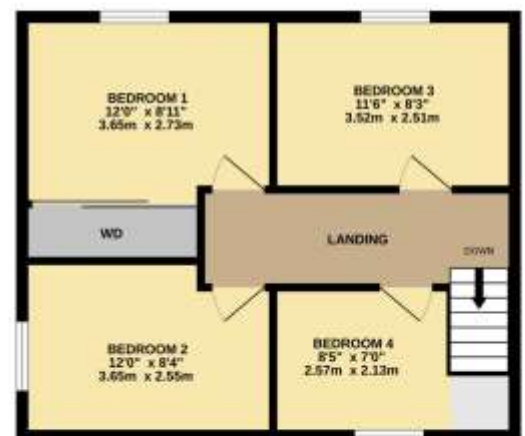
Fully fenced surround, mostly laid to lawn, small astro area, a patio seating area, a decking area, a timber-built shed with electric - currently being utilised as a home gym (currently serving as a home gym and negotiable with the sale).





GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.

1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1199 sq.ft. (111.4 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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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



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