



- Immaculately Presented Home
- Modern Living Throughout
- Non Overlooked Rear Garden
- Prime Village Location
- Four Double Bedrooms & Study Room
- En-Suite To Master Bedroom
- Garage & Ample Parking
- Sold With No Onward Chain

Field Avenue, Saxilby, LN1 2SR
Guide Price £375,000 - £390,000





Starkey&Brown is delighted to present this immaculately presented Taylor Wimpey built four bedroom detached family home positioned on Field Avenue within the popular village of Saxilby. The property has undergone a variety of upgrades from the current sellers since purchased and offers spacious and versatile living throughout - ideal for modern day living and is being sold with no onward chain. Accommodation briefly comprises an entrance hall, a well-equipped kitchen with fitted appliances, dining room with French doors leading to the rear and a comfortable living room with French doors overlooking the rear garden. The ground floor also benefits from a loolity with a fitted washing machine and a study completed with built-in storage. Rising to the first floor are four-double bedrooms, with the master bedroom benefitting from an en-suite room and a separate family bathroom. Externally the property has a non-overlooked south-west facing garden, which has been attractively landscaped and creates a fantastic and relaxing entertaining space. To the front of the property there is ample driveway parking and access to a garage. Further benefits of the property includes gas central heating and uPVC double throughout. The village of Saxilby is well-regarded due to its close proximity to the city of Lincoln being a short drive and benefits from local amenities these include shops, public houses, schooling, a doctors surgery, train station with regular services to Lincoln and Sheffield. Council tax band: E. Freehold.



uPVC composite door leading to:

Entrance Hall

Staircase to the first floor, a storage cupboard, an understairs storage cupboard, laminate flooring, LED lighting, and a radiator. Access to:

Kitchen

15' 5" x 10' 11" (4.70m x 3.32m)

A range of base and wall units with countertops, integrated appliances, including an integrated electric oven, integrated dishwasher, a composite sink with mixer tap, integrated fridge freezer, 4-ring induction hob, tiled splash backs, laminate flooring, a uPVC double-glazed window to the front aspect with fitted shutters, a radiator, under cabinet LED lighting, and kick board LED lighting. Open access leading to:

Dining Room

12' 10" x 10' 11" (3.91m x 3.32m)

Having uPVC French doors leading to the rear with adjacent double-glazed windows, laminate flooring, a radiator, LED lighting, and ceiling-hung lighting. Leading to:

Living Room

15' 7" x 12' 10" (4.75m x 3.91m)

Having uPVC French doors leading to the rear with double-glazed windows, carpeted, and a radiator.

Study

10' 0" x 8' 10" (3.05m x 2.69m)

Having a uPVC double-glazed window to the front aspect with fitted shutters, laminate flooring, a radiator, a 6-door storage cupboard, and LED lighting.

Lootility

8' 10" x 5' 5" (2.69m x 1.65m)

Low-level WC, an extractor fan, a chrome towel rail, a base unit with counter tops with storage and an integrated washing machine/tumble dryer, a ceramic sink with mixer tap, LED lighting, and laminate flooring.

First Floor Landing

Carpeted, a radiator, LED lighting, loft access, and a storage cupboard.

Bedroom 1

16' 11" x 12' 0" (5.15m x 3.65m)

Having a uPVC double-glazed window to the front aspect with fitted shutters, carpeted, a radiator, and 4-door fitted wardrobe. Access to:

En-Suite

Three-piece suite comprising a walk-in shower cubicle, a low-level WC, a wash hand basin with storage beneath, tiled walls and flooring, a frosted double-glazed window with fitted Venetian blinds to the front aspect, a chrome towel rail, LED lighting, and an extractor fan.

Bedroom 2

13' 1" x 11' 0" (3.98m x 3.35m)

Having a uPVC double-glazed window to the front aspect with fitted shutters, carpeted, a radiator, and a 5-door fitted wardrobe.

Bedroom 3

15' 6" x 10' 8" (4.72m x 3.25m)

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

Bedroom 4

12' 5" x 8' 7" (3.78m x 2.61m)

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

Family Bathroom

8' 9" x 7' 2" (2.66m x 2.18m)

Three-piece suite comprising panelled bath with overhead shower unit, a low-level WC, a wash hand basin with storage beneath, tiled walls and flooring, a frosted double-glazed window with fitted Venetian blinds to the rear aspect, LED lighting, a chrome towel rail, and an extractor fan.

Outside Rear

South-west facing garden, a lawned area, an extended patio area, flowerbeds, shrubs, and hedges. A Pergola, outside tap. Gate leading to the front of the property.

Outside Front

Lawned area, shrubs and hedges, tarmac driveway parking for multiple cars. Access to:

Garage

Having an up-and-over door, power, and electrics.

Agents Note

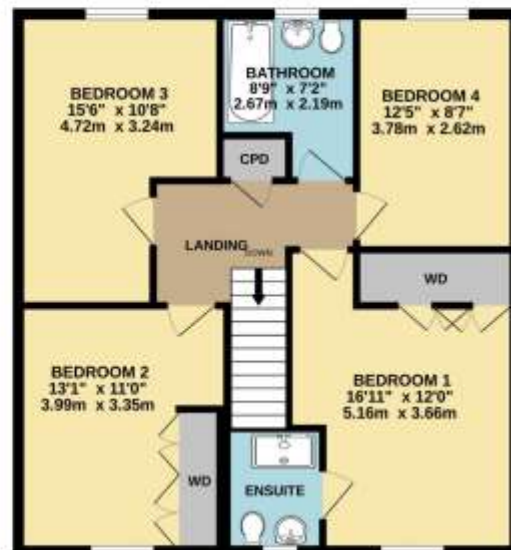
The property has an annual maintenance charge of approximately £184 per annum to Encore Estates. This is for the upkeep of the communal areas.





GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.

1ST FLOOR
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA: 1677 sq.ft. (155.8 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.
Made with Metropix ©2006

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