



12 Manor Road  
Saxilby, Lincoln

**BROWN & CO**







## 12 Manor Road, Saxilby, Lincoln, LN1 2HX

This detached bungalow presents an excellent opportunity for buyers seeking a full refurbishment project in the highly regarded and well-served village of Saxilby. Offered to the market with no onward chain, the property provides a blank canvas for those looking to modernise and create a home tailored to their own style and needs.

The accommodation comprises two double bedrooms, a well-proportioned living room, kitchen, and a shower room. Externally, the property benefits from a good-sized rear garden, ideal for landscaping or future extension potential (subject to the necessary consents). A driveway and single garage offer convenient off-road parking and additional storage.

Saxilby itself is a thriving village boasting excellent amenities, transport links, and a welcoming community—making this an ideal location for a wide range of purchasers.

This is a rare chance to acquire a property with huge potential in a sought-after location.



### ACCOMMODATION

#### Entrance Porch

Front entrance door, door opening into hallway.

#### Hallway

Cloaks cupboard, loft access, radiator.

#### Kitchen

Double glazed window to front, side entrance door, stainless steel drainer sink, worktops, base and eye level storage units, spaces for cooker, washing machine and fridge, wall mounted boiler, further storage cupboard.

#### Living Room

Patio doors leading to rear garden, radiator.

#### Bedroom One

Double glazed window to rear, radiator.

#### Bedroom Two

Double glazed window to front, radiator.

#### Shower Room

Double glazed window to front, WC, pedestal wash basin, shower cubicle, radiator.

#### Outside

To the front is a lawn and a driveway which leads to a detached garage. To the rear is a generous lawned garden mainly laid to lawn with fenced perimeter and shed.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX

Band B

### MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

### BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 Mbps

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

### AGENT

James Drabble

01522 504304

lincolnresidential@brown-co.com





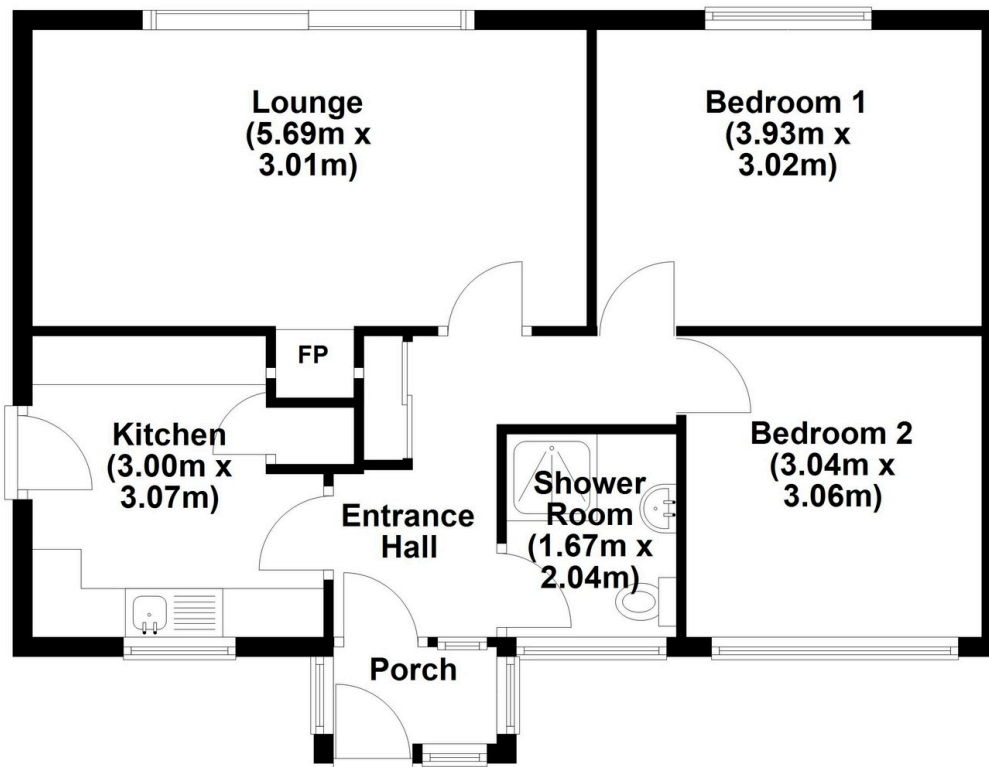






## Ground Floor

Approx. 62.6 sq. metres (673.3 sq. feet)



Total area: approx. 62.6 sq. metres (673.3 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

10/02/2026, 11:00

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

12 Manor Road Saxilby LINCOLN LN1 2HX	Energy rating <b>D</b>	Valid until:	9 February 2036
		Certificate number:	0340-2820-7520-2996-7841

Property type	Detached bungalow
Total floor area	60 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

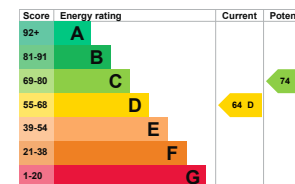
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2820-7520-2996-7841?print=true>

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### IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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