



1 Fosdyke Paddock

Saxilby, Lincoln, LN1 4AU

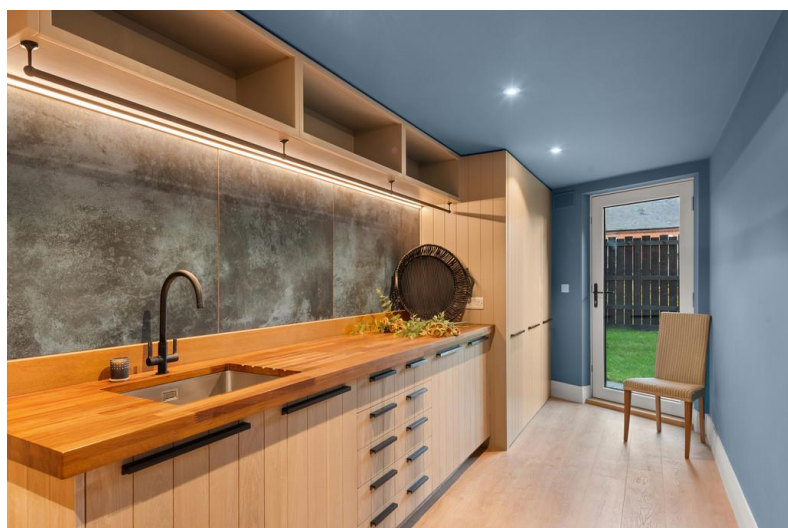


Book a Viewing!

£3,900 pcm

AWARD WINNING DESIGN, EXCEPTIONAL LIVING!

This striking Four Bedroom Eco Home blends high-spec finishes with smart, sustainable design. With Three Bathrooms, a Rooftop Balcony, generous Living spaces with unique architectural style, Fosdyke Paddock is a rare opportunity not to be missed.



1 Fossdyke Paddock, Saxilby, Lincoln, LN1 4AU



LOCATION

Saxilby is a well-connected and thriving village just a short walk from the property, offering a wide range of everyday amenities. Local shops, cafés, takeaways, and essential services - including a GP practice, veterinary clinic, and hairdresser - are all easily accessible. The village is also home to two welcoming pubs, one of which offers dining, and benefits from regular bus links to Lincoln and nearby supermarkets. For those interested in leisure and fitness, the David Lloyd Tennis & Health club is only a five-minute drive away.

The area is known for its low flood risk, with the nearby canal carefully managed as a controlled waterway, providing both reassurance and a pleasant local feature.

Families have access to a selection of well-regarded educational options. Saxilby Church of England Primary School and the Fleur de Lys Nursery both hold Good Ofsted ratings and are within a short distance. Burton Hathow, an independent preparatory school for children aged 2–11, is nearby and has been rated Excellent. For older students, there are several strong secondary options, including The Priory Academy LSST in Lincoln and the independent Lincoln Minster Schools, both recognised for their high standards.



Saxilby benefits from its own railway station, providing regular services on the Sheffield to Lincoln line. Direct trains operate to Lincoln Central, Gainsborough Lea Road, Retford, Worksop and Sheffield, offering convenient links for both commuting and leisure travel. At Retford, passengers can connect to the East Coast Main Line for services to destinations including London King's Cross, whilst Lincoln Central provides onward connections across the region. The station is within walking distance of many parts of the village, making rail travel a convenient alternative to road transport.

ACCOMMODATION

Purpose built with sustainability and long term living in mind, the property features distinctive curved architecture, clean modern lines, and an intelligent use of space throughout. Large windows and well considered layout choices ensure that natural light flows easily through each room, creating a calm and functional living environment. The bespoke Kitchen, crafted by Chiselwood, offers integrated storage, premium appliances, and a refined finish that reflects the quality seen throughout the home. This home offers more than aesthetics; it's a future ready residence built with enduring materials, low energy demand, and a clear commitment to design that works for real life.



All Four Bedrooms are located on the Ground Floor, including a Principal Suite with a Private Dressing Room and En-suite Bathroom. A Second Bedroom also benefits from its own En-suite, while a well appointed Family Bathroom is easily accessed from the generous Hallway. This then leads to a separate Utility Room for added convenience. Upstairs, the layout is designed for both comfort and flexibility. A spacious Open Plan Lounge and Dining area connects seamlessly to the Kitchen, crafted to the highest standard. A Separate Snug provides a quiet retreat and opens out onto the Rooftop Balcony.



OUTSIDE

Outdoor space is generous, with a landscaped wrap around garden and a substantial roof terrace offering open views - ideal for both quiet moments and social gatherings. An oversized garage adds further practicality.

ECO BENEFITS

The property benefits from mains electricity and water. For heating, hot water, heated towel rails and a Mitsubishi air source heat pump is in place.

RENT AND DEPOSIT

The asking Rent for the property is £3,900.00 per calendar month and the Tenancy Deposit is £4,500.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £900.00.

ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.





ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

VIEWINGS

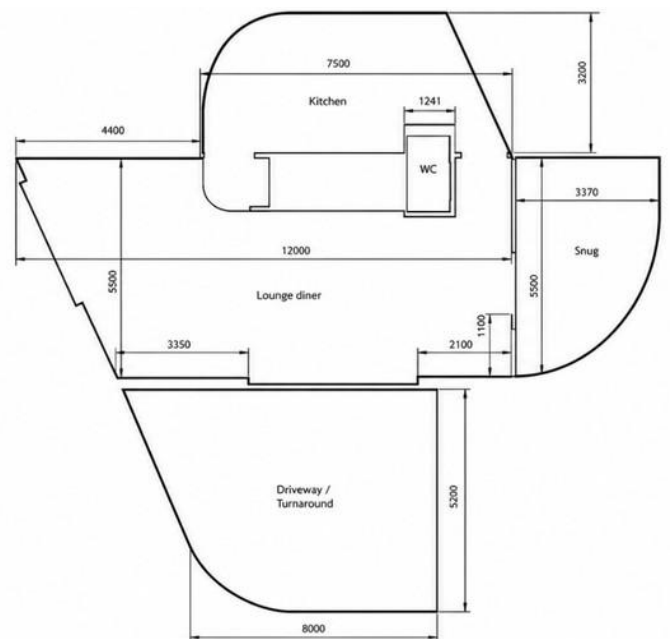
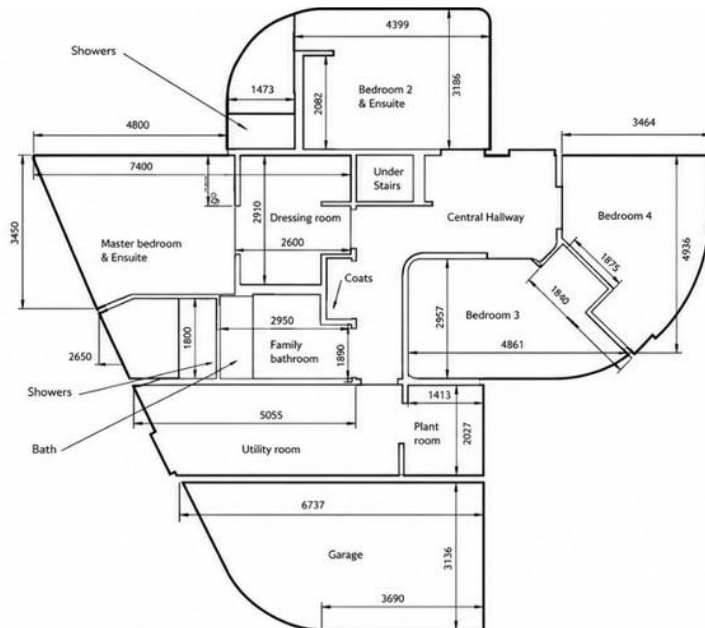
By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025

New legislation was implemented in May 2026 and affects existing and new tenancies. More information on the changes is available at:

<https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Enclosed Roof Terrace
- Eco Home - 4 Bedrooms
- Bespoke Chiselwood Kitchen
- Sub Zero Wolf Integrated Appliances
- Air Source Heat Pump, Underfloor Heating
- Landscaped wrap-around Garden
- Driveway & Garage to Front
- Mechanical Venting Heat Recovery system ensures clean air circulation
- Council Tax - E (West Lindsey District Council)
- EPC Energy Rating - B



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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