

- Five Double Bedrooms
- Two Garages
- 19'10" Kitchen Diner
- Spacious Lounge
- Utility Room & Downstairs WC
- Easy Access To Village Facilities
- Potential To Convert Garages
- Enclosed Rear Garden

Oakfield, Saxilby, LN1 2QW  
£385,000



Situated in the sought-after village of Saxilby and within easy reach of all the facilities such as local shops, schooling and Saxilby train station.

Starkey&Brown are delighted to offer for sale this spacious detached house with five double bedrooms and a bathroom to the first floor.

Downstairs offers a hallway, a spacious lounge, a 19'10" kitchen diner, a utility room, and a downstairs WC. In addition, there are two single garages that could have the potential to convert either one or both into additional living space.

There is a block paved driveway, lawned front and rear gardens.

To truly appreciate this property's size and condition, an internal inspection is highly recommended.

Council tax band: D. Freehold.



**Double-glazed composite front door leading to:**

### Spacious Hallway

15' 1" x 7' 5" (4.59m x 2.26m)

Tiled flooring, a double radiator, wiring for wall lights, stairs rising to the first floor with an understairs storage cupboard. Door to:

### Lounge

15' 9" x 12' 4" (4.80m x 3.76m)

A uPVC window to the front aspect, a feature fireplace, and a radiator.

### Kitchen Diner

19' 10" x 11' 0" (6.04m x 3.35m)

A range of modern fitted wall and base units, rolled edge worktop surfaces, a large corner pantry cupboard, a breakfast bar, and built-in appliances include two side-by-side ovens with a five-ring induction hob over and an extractor hood, an integrated fridge freezer and dishwasher, one and a half sink with a single drainer unit and waste disposal, tiled flooring, tall designer radiator, a uPVC window and uPVC French doors leading to the rear garden.



### Utility Room (Includes the downstairs WC area)

9' 5" x 7' 7" (2.87m x 2.31m)

Tiled flooring, plumbing for a washing machine, space for a dryer, and a wall-mounted central heating boiler. Door to the rear garden and door to the garage. Door to:

### Downstairs WC

Two-piece suite comprising a low-level flush WC, a wash hand basin, tiled flooring, and a uPVC frosted window to the side aspect.

### First Floor Landing

Spacious storage cupboard and access to the loft.

### Bedroom 1

13' 7" x 10' 8" (4.14m x 3.25m)

A uPVC window to the rear aspect, a radiator, and a built-in wash hand basin.

### Bedroom 2

13' 2" x 10' 7" (4.01m x 3.22m)

A uPVC window to the front aspect and a radiator.

### Bedroom 3

13' 7" x 9' 5" (4.14m x 2.87m)

A uPVC window, a built-in wardrobe, and a radiator.

### Bedroom 4

12' 7" x 9' 5" (3.83m x 2.87m)

Two uPVC windows to the side aspect and a radiator.

### Bedroom 5

9' 7" x 9' 0" (2.92m x 2.74m)

A uPVC window to the front aspect, a radiator, and a built-in wardrobe.

### Bathroom

8' 10" x 7' 4" (2.69m x 2.23m)

Three-piece suite comprising a spa bath with central mixer taps, a separate mains-fed shower over and a shower shield and spa jets, His&Her's circular hand wash basin incorporated into a vanity sink unit with mirrors above, a low-level flush WC, fully tiled walls and flooring, a stainless steel heated towel rail and a uPVC frosted window.



### Outside

Having a block paved driveway with off-street parking for 2/3 cars leading up to two single garages.

### Garage 1

18' 6" x 9' 6" (5.63m x 2.89m)

Up and over door with light and power. Opening through to:

### Garage 2

16' 4" x 9' 7" (4.97m x 2.92m)

Up and over door, light and power. Door to the rear garden.

### Outside Front

Hedged surround and a lawned front and side garden. There is also the possibility down the side of the property for a caravan or a small motorhome.

### Outside Rear

Mostly laid lawn with a fenced surround and two apple trees. The rear garden benefits from not being directly overlooked, as the majority of the properties in the area are bungalows.

### Agents Note

The vendor has informed us that there are two brand new uPVC windows in the garage that have been measured for the front of the property. Which will be included in the sale but not fitted.





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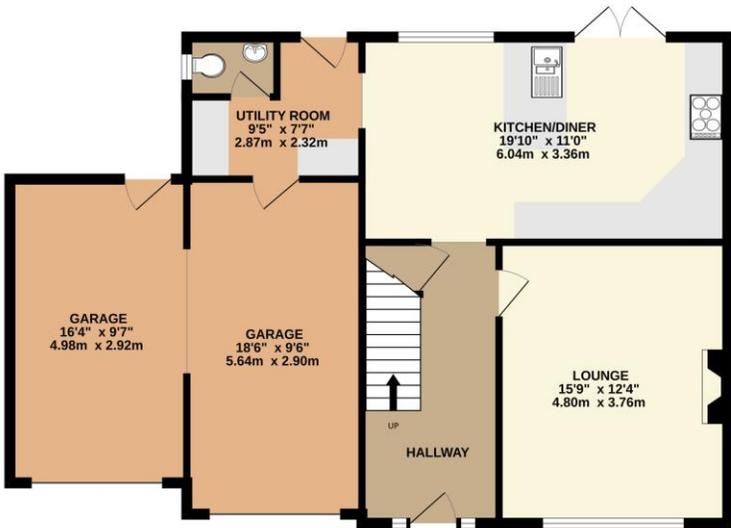


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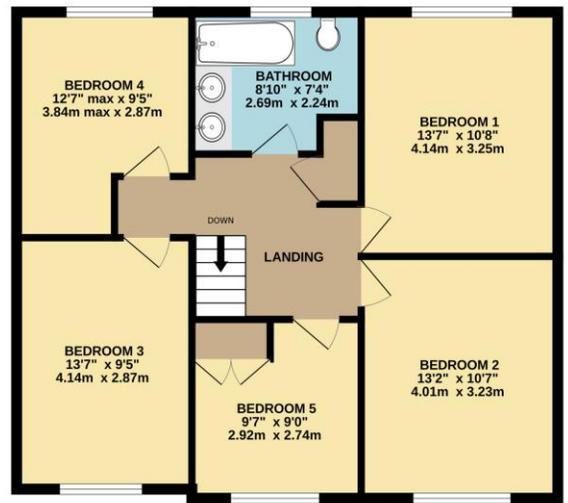


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GROUND FLOOR  
911 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 1671 sq.ft. (155.2 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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34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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