



**Rowan Avenue, Saxilby Lincoln LN1 4AE**

**welcome to**

## **Rowan Avenue, Saxilby Lincoln**

This modern detached family home is situated within the desirable village of Saxilby and benefits from local access to a wide range of local amenities. Boasting well presented accommodation throughout, en suite to the master bedroom, front and rear gardens, driveway parking and detached garage.

### **Entrance Hall**

With stairs rising to first floor.

### **Downstairs Wc**

With wc, wash hand basin, laminate flooring, part tiling to the walls and radiator.

### **Lounge**

10' 8" x 18' 1" ( 3.25m x 5.51m )

With double glazed patio doors opening to the rear, double glazed window to the front, laminate flooring and radiator.

### **Kitchen / Diner**

18' 1" x 11' 2" ( 5.51m x 3.40m )

With double glazed windows to the front and rear, a modern fitted kitchen in a range of wall and base units with quartz work surfaces, NEFF integral oven and microwave, electric hob with extractor fan fitted over, integral dishwasher, inset sink and drainer, understairs storage and radiator.

### **Utility Room**

5' 2" x 7' 3" ( 1.57m x 2.21m )

With double glazed window to the rear, fitted wall and base units with quartz work surfaces, space for a washing machine, space for a dryer, integral fridge freezer, wall mounted boiler, laminate flooring and radiator.

### **First Floor Landing**

With double glazed window to the rear, carpet flooring, airing cupboard and radiator.

### **Bedroom One**

11' 5" max x 11' 5" max ( 3.48m max x 3.48m max )

With double glazed window to the front, air conditioning unit, built in wardrobes, carpet flooring and radiator.

### **En Suite**

With obscured double glazed window to the front, shower, wc, wash hand basin, heated towel rail and vinyl flooring.

### **Bedroom Two**

12' 11" x 10' 11" ( 3.94m x 3.33m )

With double glazed window to the front, built in storage, carpet flooring and radiator.

### **Bedroom Three**

7' 3" x 8' 6" ( 2.21m x 2.59m )

With double glazed window to the rear, carpet flooring and radiator.

### **Bathroom**

With double glazed window to the rear, bath with shower fitted over, wc, wash hand basin, heated towel rail, inset ceiling lights, vinyl flooring and part tiling to the walls.

### **Outside**

Property benefits from a block paved driveway to the side providing off road parking for two to three cars, access to the detached garage and gated side access to the rear garden. Alongside the driveway is a hedge fronted area of lawn with a pathway leading to the front door. To the rear is a beautifully maintained and fully enclosed garden comprised of an area of lawn surrounded by a generous patio area and pedestrian access to the detached garage.

### **Agent's Note**

The vendor has advised the property benefits from 5 years remaining NHBC cover and a property alarm system.





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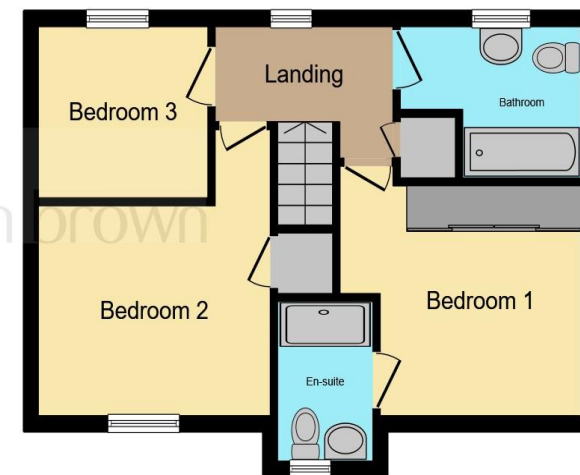
- THREE BEDROOM DETACHED FAMILY HOME
- WELL PRESENTED & HIGH QUALITY MODERN BUILD
- EN SUITE, FAMILY BATHROOM & DOWNSTAIRS WC
- FRONT & REAR GARDENS
- DRIVEWAY PARKING & DETACHED GARAGE

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

**£300,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LCR123890 - 0002

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