



**16 Warwick Close,  
Saxilby, LN1 2FT**



**Book a Viewing!**

**£325,000**

Immaculately presented Four Bedroom Detached Family Home with recently fitted kitchen, home office and integral garage.

The property offers spacious and practical family accommodation, complemented by an enclosed rear garden, driveway parking and a number of recent improvements.





#### LOCATION

Warwick Close is situated within the popular village of Saxilby, approximately six miles from Lincoln and offering an excellent combination of village life, everyday amenities and convenient access to the city. The village has a strong community feel and provides a good range of local facilities including a Co-op, primary school, railway station and sports ground with sports bar, alongside other everyday amenities and recreational facilities.

For commuters, Saxilby is conveniently positioned for access into Lincoln via the A57, while the railway station provides an alternative connection into the city and beyond. Lincoln itself offers an extensive range of shops, restaurants, leisure facilities and cultural attractions, together with its historic Cathedral Quarter. With local schooling, transport connections, recreational facilities and Lincoln all within easy reach, Saxilby remains a particularly appealing choice for families looking for a well connected village setting.



## ACCOMMODATION

### ENTRANCE HALL

A welcoming entrance hall accessed via a frosted UPVC entrance door, LVT flooring flowing throughout, radiator, useful built-in storage cupboard and access to the lounge, kitchen/diner, home office, WC and integral garage. Stairs rise to the first floor landing.

### OFFICE

10' 10" x 8' 9" (3.3m x 2.67m) A dedicated home office providing an ideal space for those working from home, LVT flooring, radiator and two UPVC windows to the front aspect.

### CLOAKROOM/WC

A well presented ground floor WC comprising WC and wash hand basin with useful vanity storage, tiled splashbacks, tiled flooring, radiator, spotlights, LED mirror and frosted UPVC window to the side aspect.

### KITCHEN/DINER

12' 10" x 9' (3.91m x 2.74m) The modern kitchen was fitted approximately two years ago and provides an excellent range of base and wall units finished with Quartz work surfaces and tiled splashbacks. Integrated appliances include a fridge/freezer, dishwasher and eye-level oven with additional grill/microwave, gas hob and extractor over, sink with mixer tap and boiling water tap, under cupboard lighting and spotlights complete the kitchen area. There is plenty of space for a family dining table, radiator and UPVC window overlooking the rear garden. A UPVC door opens directly onto the rear patio, making the room particularly well suited to everyday family living and entertaining.

### LOUNGE

12' 10 max" x 12' 5" (3.91m x 3.78m) A comfortable reception room featuring a bay style extension with fitted shutters, providing plenty of natural light. A fireplace with mantel surround provides an attractive focal point and radiator.

### FIRST FLOOR LANDING

The first floor landing provides access to all four bedrooms and the family bathroom, useful airing cupboard, radiator, access to the loft void and a frosted UPVC window to the side aspect.

### BEDROOM 1

14' 5" x 9' 9" (4.39m x 2.97m) A generous front facing double bedroom benefiting from two UPVC windows, radiator, built-in wardrobe storage and access to the en-suite shower room.

### EN-SUITE SHOWER ROOM

Three piece suite comprising shower cubicle, WC and wash hand basin, vinyl flooring, tiled splashbacks, radiator, extractor and a frosted UPVC window to the front aspect.

### BEDROOM 2

10' 7" x 7' 6" (3.23m x 2.29m) A well proportioned double bedroom with UPVC window, radiator and useful built-in wardrobe storage.





#### BEDROOM 3

10' 8" x 7' 6" (3.25m x 2.29m) A further double bedroom positioned to the rear of the property with a UPVC window overlooking the garden, radiator and built-in cupboard storage.

#### BEDROOM 4

7' 5" x 5' 11" (2.26m x 1.8m) A flexible fourth bedroom positioned to the rear, with UPVC window and radiator. The room would work equally well as a child's bedroom, nursery, guest room or additional home office.

#### FAMILY BATHROOM

Three piece family bathroom comprising panelled bath, WC and wash hand basin, vinyl flooring, tiled splashbacks, radiator, extractor and a frosted UPVC window to the side aspect.



#### OUTSIDE

The property benefits from a securely enclosed rear garden offering a good combination of space for relaxing, entertaining and gardening. A paved patio provides an ideal outdoor seating area, complemented by established borders, raised beds, summer house, an outside tap and pedestrian access down the side of the property. The garden can be accessed directly from the kitchen/diner and lounge.

To the front there is a lawned garden with established borders and a driveway providing off-road parking and direct access to the integral garage. The driveway also benefits from an electric vehicle charging point.



#### GARAGE

16' 6" x 7' 9" (5.03m x 2.36m) An integral single garage accessed from both the driveway and internally from the entrance hall. The garage benefits from lighting, electricity and plumbing and also houses the brand new wall mounted gas combination boiler.

#### KEY FACTS FOR BUYERS

##### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – D.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**BROADBAND** - Check the broadband available for this property - [Broadband Checker](#)

**MOBILE COVERAGE** - Check the mobile coverage at the property here – [Mobile Checker](#)

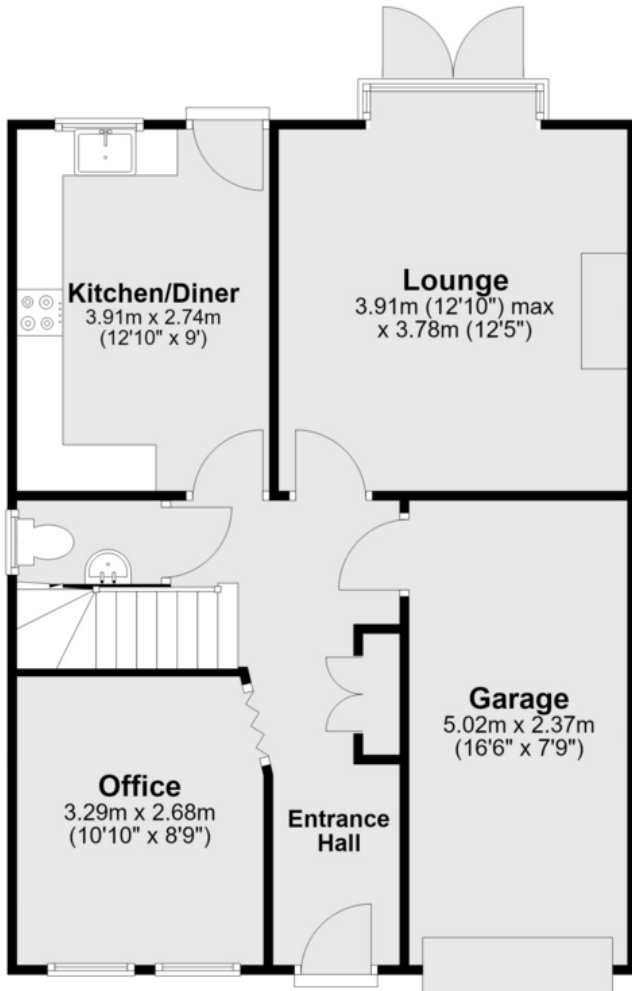
**VIEWINGS** - By prior appointment through Mundys.





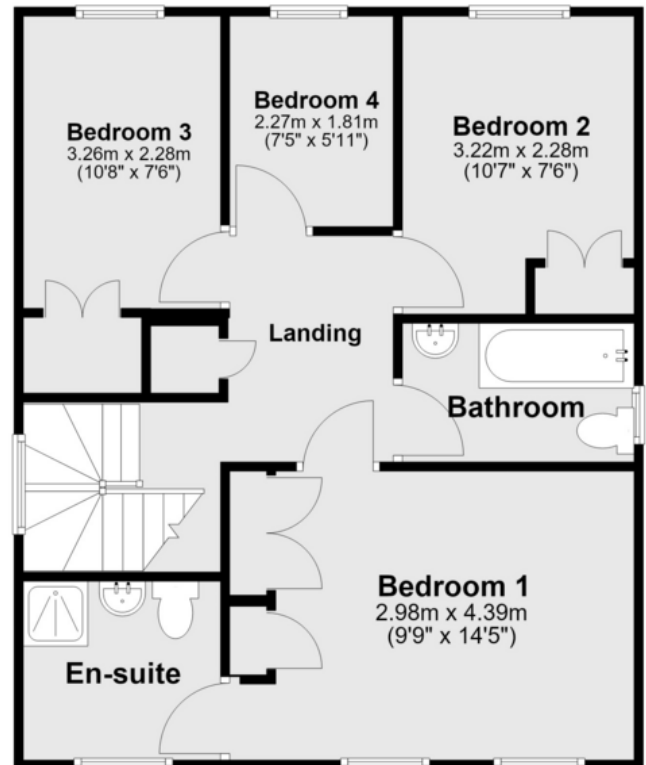
## Ground Floor

Approx. 60.4 sq. metres (649.8 sq. feet)



## First Floor

Approx. 52.0 sq. metres (559.7 sq. feet)



Total area: approx. 112.4 sq. metres (1209.4 sq. feet)

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### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

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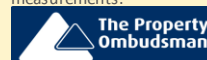
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**22 King Street**  
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**01636 813971**

**46 Middle Gate**  
**Newark**  
**NG24 1AL**  
**01636 700888**

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