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Fossdyke Gardens, Saxilby



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Asking Price £197,000



A fantastic opportunity to acquire this three-bedroom semi-detached home located in the popular village of Saxilby, Lincoln. Offering spacious accommodation throughout, the property requires modernisation and presents excellent potential for buyers looking to create their ideal home. Benefitting from a lounge with garden access, kitchen diner, three well-proportioned bedrooms, family bathroom, separate WC, generous rear garden, driveway and garage.

Key Features

- Three-bedroom semi-detached home
- Popular village location of Saxilby
- Requires updating and modernisation
- Spacious lounge with patio doors to garden
- Good-sized kitchen diner
- Three well-proportioned bedrooms
- Generous rear garden
- Driveway
- EPC rating: TBC
- Tenure: Freehold
- No onward chain

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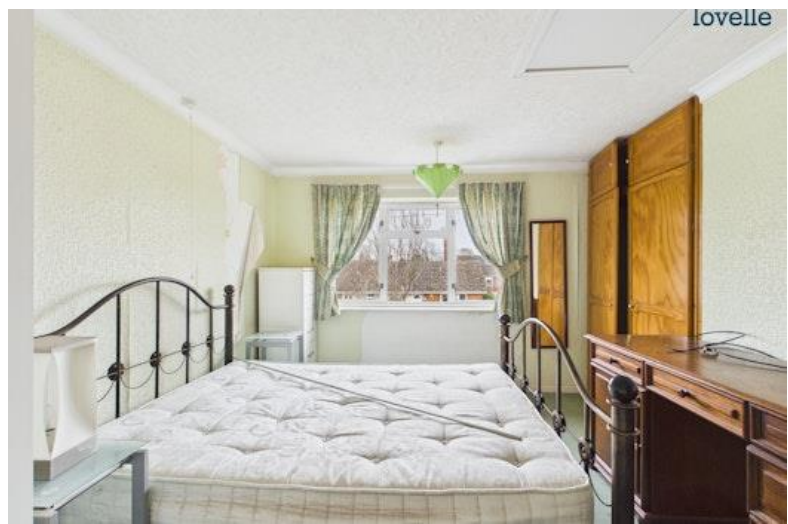
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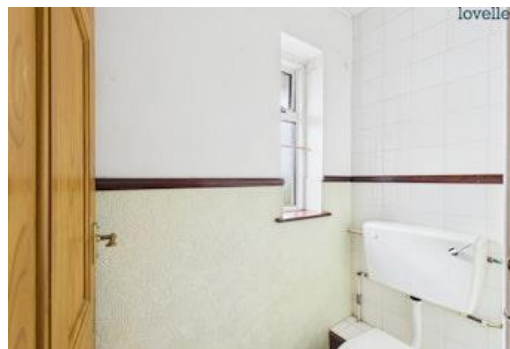


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Situated in the sought-after village of Saxilby, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to put their own stamp on a property. Requiring updating and modernisation throughout, the property offers generous living space and fantastic potential to create a wonderful family home.

The accommodation briefly comprises an entrance hallway leading into a bright and spacious lounge, featuring a large window and patio doors that open out onto the rear garden, allowing plenty of natural light to flow through. The kitchen diner offers a good-sized space for both cooking and dining, with scope for redesign to suit modern living.

To the first floor are three well-proportioned bedrooms, all offering comfortable accommodation, along with a family bathroom fitted with a bath and overhead shower and wash basin. A separate WC adds further practicality for family life.

Externally, the property benefits from a generous rear garden, mainly laid to lawn with patio areas and outbuildings, offering great potential for landscaping or outdoor entertaining. To the front, there is a good-sized garden, driveway providing off-road parking, and a garage.

This is a fantastic opportunity for first-time buyers, investors, or those looking for a renovation project in a popular village location with good local amenities and transport links.

Early viewing is highly recommended to appreciate the potential on offer.

Entrance Hallway

1.93m x 2.37m (6'4" x 7'10")

A welcoming entrance hallway providing access to the principal ground floor accommodation, with staircase rising to the first floor.

Lounge

3.12m x 5.43m (10'2" x 17'10")

A well-proportioned and naturally bright living space featuring a charming fireplace and large sliding patio doors opening directly onto the rear garden. This room offers excellent potential to create a stylish and comfortable main reception area.

Kitchen Diner

2.28m x 5.43m (7'6" x 17'10")

A spacious kitchen diner fitted with a range of units and offering ample space for a dining table, ideal for family meals and entertaining. With dual aspect windows and access from the hallway, the room presents fantastic scope for modernisation or potential open-plan reconfiguration

First Floor Landing

3.24m x 0.81m (10'7" x 2'8")

Providing access to all first-floor rooms, including bedrooms, bathroom and separate WC.

Bedroom One

3.1m x 3.67m (10'2" x 12'0")

A generous double bedroom with ample space for bedroom furniture.

Bedroom Two

3.39m x 2.92m (11'1" x 9'7")

A further good-sized double bedroom

Bedroom Three

2.46m x 2.44m (8'1" x 8'0")

A well-proportioned single bedroom, ideal for use as a child's room, guest bedroom or home office.

Bathroom

1.71m x 1.71m (5'7" x 5'7")

Fitted with a panelled bath with overhead shower and wash hand basin. A practical space with scope for updating to suit modern tastes.

WC

1.5m x 0.81m (4'11" x 2'8")

Conveniently located adjacent to the bathroom, enhancing practicality for family living.

Outside

The property is set back from the road with a good-sized front garden and driveway providing off-road parking and access to the garage. A generous enclosed rear garden, mainly laid to lawn with patio seating areas and a selection of outbuildings. Offering excellent potential for landscaping, extension (subject to planning), or creating an ideal outdoor entertaining space.

Agent Notes

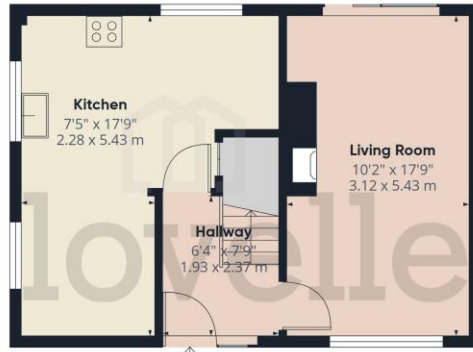
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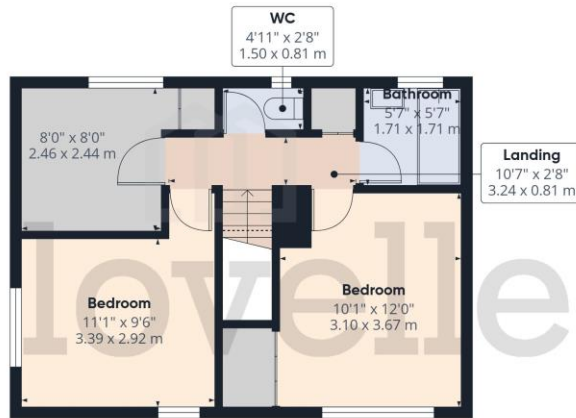
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All measurements/areas are approximate. The particulars including photographs and plans are for guidance





Ground Floor



Floor 1



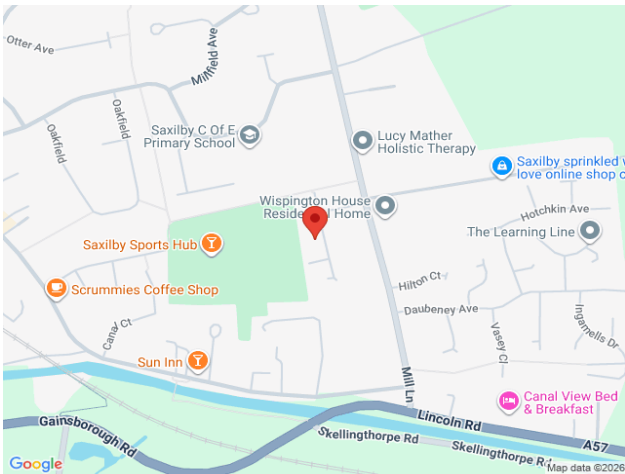
Approximate total area⁽¹⁾
831 ft²
77.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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