



Alconbury House
Saxilby, Lincoln

BROWN & CO



Alconbury House, Mays Lane, Saxilby, Lincoln, LN1 2QE

Alconbury House is tucked away along a quiet lane in the highly sought-after village of Saxilby, occupying a generous and private plot. Individually designed and built for the current owners, the property offers spacious and well-appointed accommodation throughout.

The ground floor comprises an inviting entrance hall, cloakroom, living room, open-plan breakfast kitchen, and a substantial sitting/dining room. To the first floor is a principal bedroom with en-suite shower room, three further double bedrooms, all benefiting from fitted wardrobes, and a family bathroom.

Externally, the property enjoys a large driveway providing ample parking, an integral garage, and a beautifully landscaped rear garden offering a high degree of privacy.

The property is available with no onward chain.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, storage cupboard, tiled flooring, two radiators.

WC

Double glazed window to front, WC, wash basin, heated towel rail.

Living Room

Double glazed window to front, gas fire set to hearth with surround and mantle over, radiator.

Kitchen / Breakfast Room

Double glazed windows to side and rear, entrance door leading to rear garden, sink inset to worktop, matching base and eye level storage units, integrated NEFF double oven and electric hob with extractor hood over, integrated fridge and washing machine, tiled splash backs, doors accessing garage and sitting / dining room, tiled flooring, radiator.

Sitting / Dining Room

Double glazed bay window to rear, double glazed sliding doors leading to rear garden, two radiators.

First Floor

Landing

With loft access.

Bedroom One

Double glazed window to front, fitted wardrobes, radiator.

En Suite

Double glazed window to front, corner shower cubicle WC, counter top wash basin with below vanity storage, fully tiled walls and flooring, radiator.

Bedroom Two

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Four

Double glazed window to front, fitted wardrobes, radiator.

Bathroom

Double Glazed window to rear, corner jacuzzi bath, corner shower cubicle, WC, counter top wash basin with below vanity storage, fully tiled walls and flooring, heated towel rail.

Outside

To the front of the property, a generous block-paved driveway provides ample off-road parking and leads to the integral garage. Gated side access opens into the private, landscaped rear garden, which is predominantly laid to lawn and features a paved patio area accessible from both the kitchen and sitting room. The garden is enhanced by a variety of mature trees and shrubs, together with an attractive raised decking area and summerhouse, creating an ideal space for outdoor relaxation and entertaining.

Situation

Saxilby is a popular and well-served village situated approximately six miles west of Lincoln. The village offers an excellent range of amenities including shops, pubs, cafés, a primary school, medical facilities and a railway station with regular services to Lincoln and beyond and is set alongside the picturesque Fossdyke Canal.



Agents Notes

The property has gas central heating with a combi boiler located in the garage. The attic is boarded and has lighting along with a loft ladder. The property was built in 1983 by the current owners.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band D

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

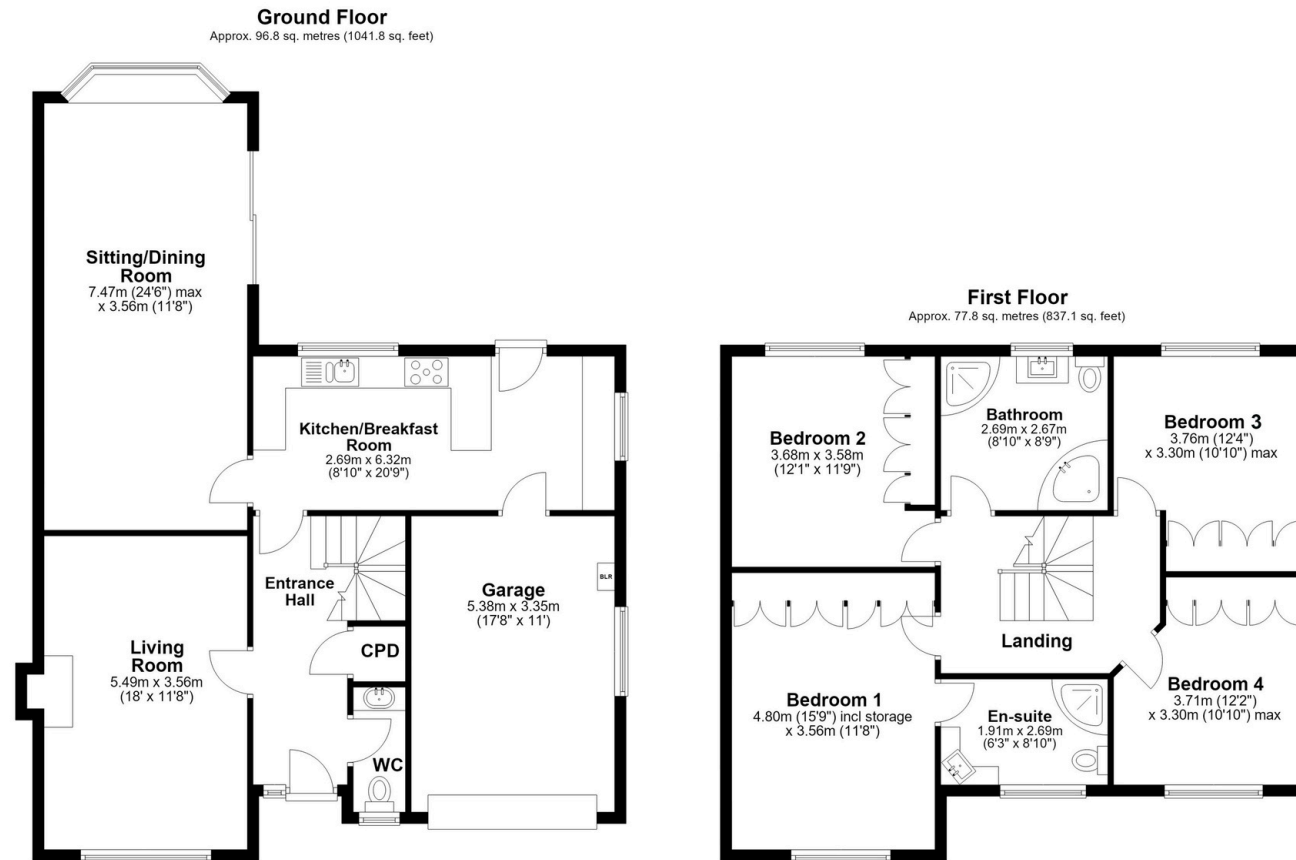
AGENT

James Drabble

01522 504304

lincolnresidential@brown-co.com





Total area: approx. 174.6 sq. metres (1879.0 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
Produced by Chris Gothorp Photography. Unauthorised reproduction prohibited.
Plan produced using PlanUp.

Alconbury House, Saxilby

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&Co
5 Oakwood Road | Lincoln | LN6 3LH
T 01522 504 304
E lincolnresidential@brown-co.com

BROWN & CO
Property and Business Consultants