

Buy. Sell. Rent. Let.



20 Brackenbury Road, Saxilby, LN1 4AF



3



2



1

When it comes to
property it must be


lovelle



Guide Price: £260,000 - £270,000



Modern three-bedroom detached home in a popular village setting. Spacious layout with open plan kitchen diner and generous living room. Enclosed rear garden, driveway and garage provide great outdoor space. Move in ready with excellent links to Lincoln and local amenities.

Key Features

- 3 bed detached family home
- Modern kitchen-diner
- Dual aspect living room
- Ground floor WC
- Principle bedroom with ensuite
- Ready to move straight in
- Garden, driveway & garage
- Great transport links into Lincoln
- EPC rating B
- Tenure: Freehold

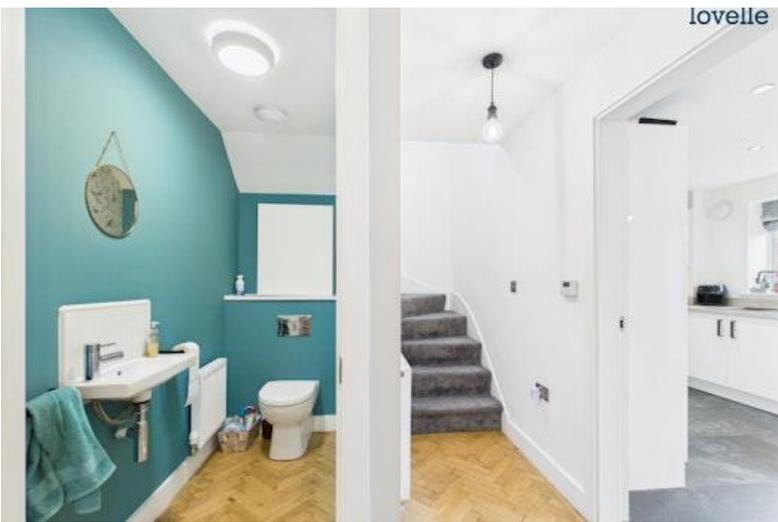
lovelle



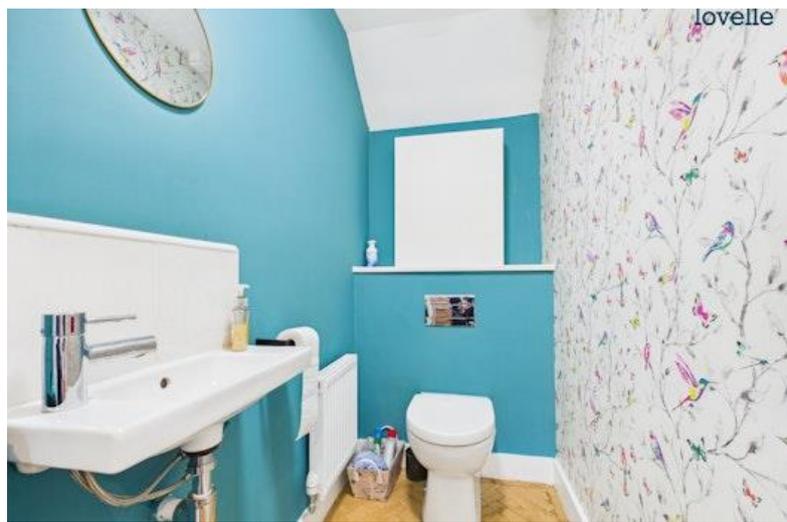
lovelle



lovelle



lovelle



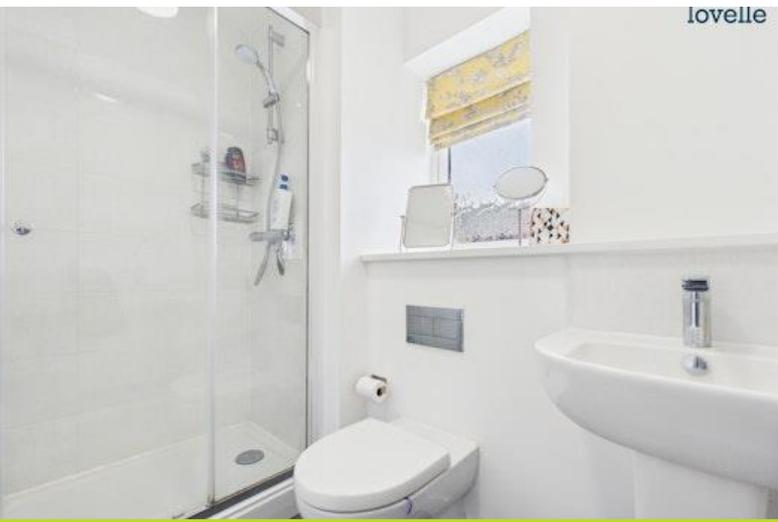
lovelle



lovelle



lovelle



lovelle





Introduction

We are delighted to bring to market this beautifully presented three-bedroom detached home, located in the sought-after village of Saxilby. Set in a modern development with excellent road and rail links into Lincoln City, this superb property is ideal for families, professionals and downsizers alike.

The accommodation is finished to a high standard throughout, featuring an inviting entrance hall with herringbone flooring, a generous dual aspect living room, and a stylish WC. The heart of the home is the modern kitchen diner, fitted with sleek white units, integrated appliances and French doors opening out to a spacious decked terrace and landscaped garden, perfect for outdoor entertaining.

Upstairs, the principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. Two further bedrooms offer flexible use as family, guest or work from home spaces, and are served by a modern family bathroom.

Outside, the walled rear garden is private and enclosed, with a generous lawn, timber decking and side gate access to the driveway and garage located at the rear of the property, providing off street parking.

This home is move in ready and set within walking distance of the village amenities, primary school, doctors surgery and train station. Early viewing is highly recommended.

Entrance Hall

2.22m x 2.17m (7'4" x 7'1")

The entrance hall sets a welcoming tone with its crisp white decor and attractive herringbone wood flooring. A staircase rises to the first floor, complemented by natural light and contemporary lighting above. To one side, there is access to a stylish ground floor WC. The hall also leads directly into the kitchen diner, creating an open and connected feel throughout the ground floor. There's ample space for a console or storage unit, making this entrance both practical and inviting.

Cloakroom / WC

1.77m x 1.03m (5'10" x 3'5")

The ground floor cloakroom is a vibrant and stylish space, featuring a bold teal accent wall paired with a beautifully patterned wallpaper depicting birds and butterflies. It is fitted with a modern wall mounted wash basin and concealed cistern WC, with chrome fittings and herringbone effect flooring adding a touch of elegance.

Living Room

5.43m x 3.16m (17'10" x 10'5")

The lounge is a spacious and inviting dual aspect room, enjoying natural light from windows at both ends. Finished in a modern palette with crisp white walls and a deep green feature wall, the space feels both cosy and contemporary. There is ample room for multiple seating arrangements, with a central pendant light providing a warm focal point. A wall mounted media unit adds a sleek, practical touch, while plush carpeting underfoot enhances the sense of comfort. This is a perfect space for relaxing or entertaining.

Kitchen-Diner

5.45m x 3.04m (17'11" x 10'0")

The kitchen diner is a bright and contemporary open plan space, perfect for modern living. The kitchen area is fitted with a sleek range of high gloss white units, complemented by wood effect worktops and integrated appliances including a double oven, gas hob and extractor. A bold feature wall adds contrast, while under-cabinet lighting and spotlights create a stylish and functional workspace.

To the rear, the dining area enjoys natural light from a set of French doors and a side window with bespoke shutter blinds, offering a pleasant outlook over the garden. There is ample space for dining furniture or relaxed seating, making this a flexible space for entertaining or family life. The room is finished with practical slate effect flooring that flows throughout.

Landing

2.17m x 1.09m (7'1" x 3'7")

The landing is light and neutrally decorated, offering access to all three bedrooms and the family bathroom. A side-facing window allows natural light to fill the space, complementing the soft grey carpet and white woodwork. The layout is practical and uncluttered, providing a calm transition between rooms on the first floor. A built-in storage cupboard adds useful functionality.

Master Bedroom

5.45m x 3.08m (17'11" x 10'1")

The master bedroom is a spacious and stylish retreat, beautifully presented with a deep navy feature wall that adds a sense of depth and character. A large front facing window with plantation shutters allows for plenty of natural light while maintaining privacy. The room comfortably accommodates a king size bed along with fitted wardrobes and leads to a modern en suite shower room. Soft grey carpeting and crisp white walls complete this relaxing and contemporary space.

Ensuite Shower Room

2.3m x 1.17m (7'6" x 3'10")

The en suite is sleek and modern, fitted with a large walk-in shower enclosure with glass screen and contemporary tiling. A concealed cistern WC and pedestal wash basin complete the suite; all set against crisp white walls for a clean and bright feel. A frosted window with a cheerful patterned blind provides natural light and privacy, while the practical layout makes excellent use of space. A stylish and functional addition to the principal bedroom.

Bedroom 2

3.18m x 2.48m (10'5" x 8'1")

Bedroom 2 is a well-proportioned double room with a large rear facing window fitted with plantation shutters, providing views over the garden and beyond. The room is neutrally decorated with soft grey carpet and crisp white walls, offering a calm and versatile space ideal as a guest room, child's bedroom or home office. There's plenty of space for a double bed and accompanying furniture, making it both practical and comfortable.

Bedroom 3

3.18m x 2.48m (10'5" x 8'1")

Bedroom 3 is a bright and neatly presented single room, ideal for use as a child's bedroom, nursery or home office. A front facing window fitted with plantation shutters provides plenty of natural light, while neutral decor and soft grey carpet create a calm and versatile space. The room comfortably fits a single bed and wardrobe, making it both functional and flexible in its use.

Bathroom

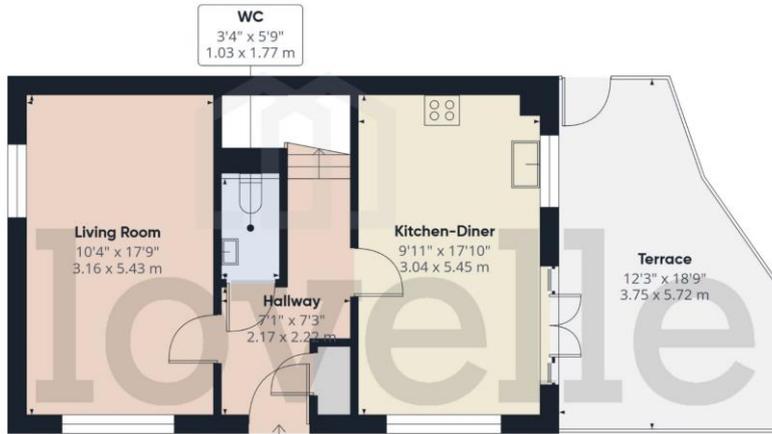
2.16m x 1.73m (7'1" x 5'8")

The family bathroom is stylish and well appointed, featuring a modern white suite with a panelled bath and overhead shower, complemented by a glass screen. A concealed cistern WC and pedestal wash basin complete the layout; all set against large format neutral tiles that add a touch of sophistication. A frosted window provides natural light and privacy, while recessed ceiling lights enhance the bright, contemporary feel.

Garden, Driveway & Garage

The rear garden is fully enclosed and beautifully maintained, offering a secure and private outdoor space ideal for families or entertaining. A generous decked seating area leads directly from the kitchen diner, creating a seamless indoor-outdoor flow for summer dining or relaxation. The rest of the garden is laid to lawn and bordered by a high brick wall and timber fencing, providing both structure and privacy. A gate at the rear leads to the property's private driveway and detached garage, both conveniently located behind the home for secure parking and additional storage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

927 ft²
86.1 m²

Balconies and terraces

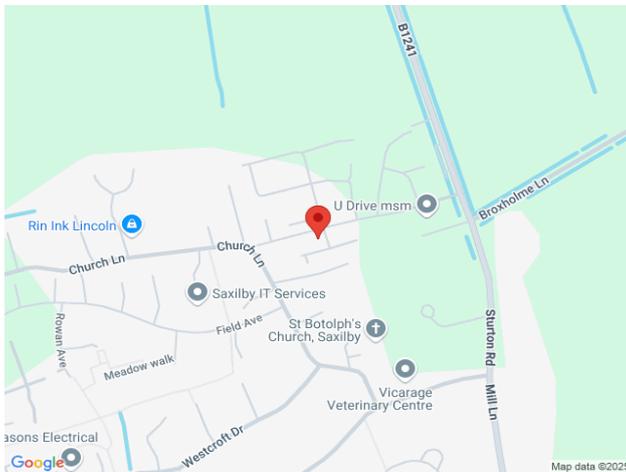
193 ft²
17.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	94
(81-91)	B	
(69-80)	C	84
(55-68)	D	
(39-54)	E	84
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM

When it comes to **property** it must be