





- Detached Family Home
- Four Generous Bedrooms
- Two Bathrooms
- Update & Renovated Interiros
- Downstairs WC & Utility Room
- Garage & Parking For 3 Cars
- Quiet Cul-De-Sac Position
- Generous Family Friendly Garden

Ingamells Drive, Saxilby, LN1 2WX
£389,950

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Situated within the popular village of Saxilby, on the outskirts of Lincoln, this spacious and extensively improved four-bedroom detached family home offers generous and versatile accommodation, ideally suited to modern family living. Having been owned by the current vendors since 2017, the property has undergone a programme of improvements and refurbishment, creating a well-maintained home which offers both space and practicality throughout.

The ground floor provides two separate reception rooms, a spacious kitchen diner and a useful utility room, with the first floor offering four generous bedrooms, including a master bedroom with a recently refurbished en-suite shower room completed in 2026.

The property has benefited from a number of significant improvements, including a new Howdens kitchen and the creation of the separate utility room, replacement windows and external doors in 2021, new flooring in bedroom 1, en-suite, kitchen and utility and a newly fitted boiler in 2021, which comes with a full annual service history. Further improvements include newly fitted master bedroom wardrobes and the refurbished en-suite in 2026, together with replacement fascia's and gutters within the last year.

Externally, the property continues to impress with a generous enclosed rear garden, predominantly laid to lawn with a separate patio area, providing plenty of space for children, outdoor entertaining and family activities. To the front, a block-paved driveway and additional parking area provide off-road parking for up to three vehicles, alongside a garage.

Saxilby is a well-served and established village offering a range of everyday amenities, including local convenience stores, a Co-operative food store, post office, pharmacy, GP surgery, primary school, pre-school facilities, independent shops, cafes, takeaways and traditional public houses. The village also benefits from community facilities, recreational spaces and access to pleasant countryside and waterside walks along the historic Fossdyke Canal. For commuters, Saxilby railway station provides direct services to Lincoln, with the journey to Lincoln Central taking approximately 10–12 minutes. Lincoln city centre is also approximately 7 miles away by road, with a typical journey of around 10–15 minutes by car, offering an extensive range of shopping, leisure, educational and employment facilities.

Council tax band: D. Freehold.





Entrance Hall
Accessed via a composite front entrance door, the entrance hall features wood-effect flooring, a single radiator, and provides access to the principal ground floor accommodation and downstairs WC.

Downstairs WC
Fitted with a pedestal wash hand basin and low-level WC, complemented by a partial tiled surround, vinyl flooring, chrome heated towel rail and an obscured uPVC double-glazed window to the rear aspect.

Kitchen Diner
Fitted with a Howdens kitchen, installed in 2022, comprising an attractive range of Shaker-style wall and base units with complementary work surfaces. Integrated appliances include a Neff double oven, four-ring gas hob, fridge and dishwasher. The room further benefits from two uPVC double-glazed windows, a feature shelving arrangement and a vertical radiator.

Utility Room
Fitted with a further range of Shaker-style units, incorporating a hand wash basin and providing space and plumbing for appliances. There is also a vertical radiator and an external door providing direct access to the rear garden.

Lounge
A well-proportioned reception room, enjoying natural light from uPVC double-glazed windows to both the front and rear aspects, together with a coved ceiling and a single radiator.

Family Room
Offering further flexibility for family living, featuring French doors opening onto the rear garden, a useful understairs storage cupboard, and a single radiator.

First Floor Landing
Providing access to all four bedrooms and the family bathroom, together with a useful storage cupboard, uPVC double-glazed window, single radiator, and access to an insulated loft.

Master Bedroom
Benefitting from newly fitted wardrobes and carpets, together with a uPVC double-glazed window and a single radiator. The room also enjoys access to a refurbished en-suite shower room, completed in 2026.

En-Suite
Refurbished in 2026 and fitted with a shower cubicle incorporating a rainfall shower, vanity wash hand basin, and low-level WC. The shower area features an Aquaboard surround, complemented by a chrome heated towel rail and an obscured uPVC double-glazed window to the rear aspect.

Bedroom 2
A further well-proportioned bedroom, featuring a uPVC double-glazed window, coved ceiling, and single radiator.

Bedroom 3
Featuring a uPVC double-glazed window and a single radiator.

Bedroom 4
Featuring a uPVC double-glazed window, single radiator, and coved ceiling.

Family Bathroom
Fitted with a three-piece suite comprising a bathtub, pedestal wash hand basin and low-level WC. Further features include a half-tiled surround, obscured uPVC double-glazed window, shaver point, extractor fan, coved ceiling and single radiator.

Garage
Fitted with an up-and-over door, gas central heating boiler, power, and lighting. The garage has been plastered and benefits from improvements carried out as part of the renovations to accommodate the utility room, with the necessary fire regulations confirmed.

Rear Garden
The enclosed rear garden is predominantly laid to lawn and benefits from a fenced perimeter, providing a good degree of privacy. There is also a patio seating area, together with a further side garden which provides access to the front of the property and directly into the utility room.

Outside Front
A block-paved driveway and additional parking area provide space for up to three vehicles, complemented by a lawned front garden. There is access to the garage and a front entrance door sheltered by a storm porch.













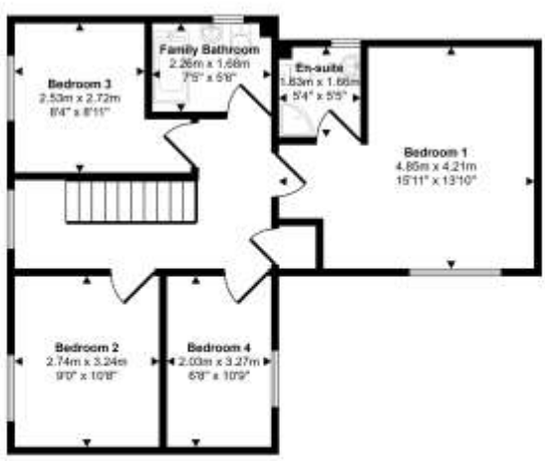





Ground Floor

Approx. 70 sq.m / 752 sq.ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor

Approx. 61 sq.m / 652 sq.ft

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34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk

www.starkeyandbrown.co.uk

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