



- No Onward Chain
- Detached Bungalow
- Two Double Bedrooms
- Non-Estate Postion

- Private Rear Garden
- Garage & Outbuildings
- Ample Driveway & Car Port Parking
- 15 Minute Drive To Lincoln City Centre

Mill Lane, Saxilby, LN1 2HL
£325,000





An exceptional opportunity to acquire this impressive double bay-fronted bungalow, proudly positioned in a desirable non-estate location and offered to the market with the advantage of no onward chain. Perfectly situated for those seeking easy access to the local amenities, the home is located just a short fifteen-minute drive from the historic Lincoln city centre, offering the perfect balance of semi-rural living with city amenities within easy reach. The front of the residence immediately impresses with its grand double-bay facade, a substantial carport, and an expansive driveway providing ample off-road parking for multiple vehicles. Step inside to discover a surprisingly spacious and versatile layout that caters effortlessly to modern living and working requirements. The ground floor features a welcoming lounge that flows seamlessly into a separate dining room, a dedicated study ideal for home working, a large utility room, and a bright conservatory that opens out to the garden. The sleeping arrangements are equally generous, boasting two sizeable double bedrooms that enjoy the character and light of the front-facing bay windows. The outdoor space is a particular highlight of this property, featuring a beautifully private and fully enclosed rear garden that offers a peaceful sanctuary for relaxing and entertaining. For those needing practical workspace or additional storage, the property boasts a substantial garage complete with connected workshops and garden outbuildings, making it an ideal choice for hobbyists or DIY enthusiasts alike. The village boasts a fantastic range of everyday amenities right on your doorstep, including a Co-op food store, a pharmacy, local doctors' surgeries, a library, independent cafés, and traditional pubs. Families will appreciate the highly regarded village primary school, while commuters benefit from excellent transport links, including regular bus services and Saxilby railway station, providing direct links to Lincoln and beyond. Council tax band: C. Freehold.



Entrance Hall

The property is entered via a practical front porch layout, which leads through an internal door opening directly into the main hallway. This inviting space features durable wood-effect laminate flooring, a single radiator, and a useful airing cupboard housing the gas condensing boiler, which comes with a full service history and was last serviced in 2025. Access to the loft is also located here, featuring a pull-down ladder, fitted lighting, and a half-boarded floor, with the added benefit of recently upgraded fiberglass insulation.

Lounge

11' 11" x 15' 11" (3.63m x 4.85m)

This spacious primary reception room centers around a feature electric fireplace and boasts elegant decorative touches, including a coved ceiling and a ceiling rose. Heated by a single radiator, the lounge offers an open-plan archway leading directly into the adjacent dining room and features double-glazed sliding doors that open seamlessly into the conservatory.

Dining Room

7' 4" x 8' 5" (2.23m x 2.56m)

Perfect for family dining, this room enjoys an open flow directly from the lounge and continues the decorative theme with a coved ceiling and a central ceiling rose. The space is served by a single radiator and provides a direct internal doorway into the dedicated study.

Study

8' 5" x 4' 7" (2.56m x 1.40m)

An ideal space for home working, the study is equipped with a single radiator and features a uPVC double-glazed window looking out to the side aspect, alongside an internal window that looks back into the dining room to maintain a sense of light and connection.

Kitchen

9' 2" minimum (11' 11" maximum) x 12' 9" (2.79m x 3.88m)

The kitchen is fitted with a comprehensive range of eye and base-level storage units topped with complementary countertops. It features an integrated double oven with a gas hob, a single radiator, dedicated space for a fridge, and further plumbing provisions for additional appliances. A uPVC double-glazed window looks out over the rear aspect, and a convenient external side door offers quick access to the driveway.

Utility Room

9' 3" x 12' 8" (2.82m x 3.86m)

A highly functional separate utility space fitted with base-level units and practical worktops, offering ample space and plumbing for standard laundry appliances. Heated by a single radiator, the room features uPVC double-glazed windows to the rear aspect, fitted blinds to both the windows and the roof, a storage cupboard, and a direct internal door leading into the conservatory.

Conservatory

8' 9" x 16' 2" (2.66m x 4.92m)

Constructed with a uPVC double-glazed surround set upon a solid brick base, this bright additional living area features durable tile flooring throughout. It is fully equipped with fitted power, lighting, and a single radiator, with sliding doors that connect the space back into the lounge and open out onto the rear garden.

Bedroom 1

12' 0" max x 11' 11" (3.65m x 3.63m)

A generous main double bedroom featuring a prominent uPVC double-glazed bay window to the front aspect. The room benefits from a coved ceiling, a single radiator, and ample integrated storage courtesy of a built-in wardrobe and a matching chest of drawers.

Bedroom 2

9' 10" x 12' 3" (2.99m x 3.73m)

Another well-proportioned double bedroom boasting a uPVC double-glazed bay window to the front aspect, complete with a single radiator and a clean, coved ceiling finish.

Bathroom

9' 1" x 7' 8" (2.77m x 2.34m)

The generous family bathroom features a complete four-piece suite, comprising a corner shower cubicle, a separate corner bath, a vanity unit with an integrated wash hand basin, and a low-level WC. The room is finished with a coved ceiling, a single radiator, and a uPVC double-glazed obscured window to the side aspect.

Garage

16' 8" max x 11' 2" max (5.08m x 3.40m)

This substantial garage space is accessed via traditional barn-style front doors and includes an external side personnel door alongside a uPVC double-glazed side window. It features main power and lighting.

Exterior

The front of the property is highly presentable, featuring a neat lawn alongside a substantial driveway with ample off-road parking provisions for multiple vehicles, further enhanced by a fitted carport structure. To the rear is a beautifully enclosed and private garden bounded by secure fence perimeters and mature hedging. The outdoor space is mostly laid to a well-kept lawn, complemented by a large paved patio seating area perfect for entertaining and a practical outdoor water tap. Furthermore, there is a workshop measuring 8'7" x 5'8" and a garden store lean-to accessed from the rear garden.



GROUND FLOOR
1394 sq.ft. (129.5 sq.m.) approx.



TOTAL FLOOR AREA: 1394 sq.ft. (129.5 sq.m.) approx.

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