



- Extensive Detached Family Home
- 5 Bedrooms & 3 Bathrooms
- Modern Open Plan Living
- 19'1" Lounge, Study & Entrance Hall
- Impressive Master Suite With En Suite
- Generous Garden With Summerhouse
- Double Garage & Driveway Parking
- Energy Efficient, EPC Rating: 85B

Mulberry Way, Saxilby, LN1 4AB  
£565,000



This five-bedroom detached house, built in 2020 by Lindum Homes, is located on Mulberry Way, a quiet street of just five properties within a well-regarded development. The home is presented in immaculate condition and is designed with modern efficiency in mind, boasting an impressive EPC rating of 85 B. This high standard of energy performance is achieved through quality insulation, double glazing, and modern construction methods, offering significant potential for lower utility costs.

The property is further prepared for the future with a fixed EV car charging point that will remain for the new owners. The property offers approximately 2,000 Sq. Ft. of living accommodation over two floors. The ground floor features well-defined living spaces tailored for family life.

A generous lounge provides a comfortable area for relaxation, while a separate dedicated study offers a private environment for home working. The heart of the home is the open-plan kitchen-diner, a bright and social space designed for family meals and entertaining. Practicality is maintained by a separate utility room and a ground-floor guest WC, keeping the main living areas clear of household appliances. Starting with a large landing that leads to five bedrooms.

On the first floor, a notably large landing leads to five well-proportioned bedrooms. Both the master bedroom and the second bedroom feature their own en-suite shower rooms, the master bedroom also comes with a built-in wardrobe and dressing area. The size and arrangement of rooms provide excellent facilities for families as well as visiting guests, alongside a separate main family bathroom.

Outside, the property includes a private, enclosed rear garden designed for ease of maintenance and family-friendly, year-round use. It features a composite decking area and a covered outdoor cooking space, ideal for hosting regardless of the weather. The garden also houses a summerhouse, which can be utilised for a variety of uses and has been fully insulated, and can connect to the house Wi-Fi. There is ample parking, with a double garage and a driveway that accommodates a minimum of two cars.

The village of Saxilby provides a wide range of essential services and leisure options. For everyday needs, there is a Lincolnshire Co-op food store with an internal Post Office, a local butcher, a pharmacy, and several hairdressers. The village is well-served by healthcare facilities, including a dedicated doctor's surgery. Families are catered for by the Saxilby Church of England Primary School, which is rated "Good" by Ofsted as of 2026, and there are also local nurseries within the village. Leisure and community life are centered around the St Andrew's Community Centre, which includes a library and function rooms, and the village hall. Local dining and social spots include The Anglers and The Sun Inn public houses, a family-run cafe, and the popular Saxilby Fish & Chips. For transport, Saxilby Railway Station offers regular direct services to Lincoln, Sheffield, and beyond, while the A57 provides straightforward road access to the wider region. The historic Fossdyke Canal also offers scenic walking routes directly from the village.

Council tax band: E. Freehold.





## Entrance Hall

Composite front door entry to the front aspect, a radiator, stairs rising to the first floor, access to an understairs storage cupboard, and the downstairs WC.

## Downstairs WC

3' 5" x 5' 7" (1.04m x 1.70m)

A vanity hand wash basin unit, a low-level WC, a chrome heated hand towel rail, feature wall panelling, and an extractor vent.

## Kitchen

18' 11" x 11' 9" (5.76m x 3.58m)

A range of base and eye level units with counter worktops, a bespoke kitchen island with a breakfast bar arrangement, integrated appliances such as a 5-ring gas hob with an extractor hood over, an integrated double oven and integrated dishwasher, space and plumbing for further appliances, French doors to the rear aspect overlooking the rear garden with integrated blinds and an additional uPVC double-glazed window. Porcelain tiled flooring which opens out and runs through into the dining room.

## Dining Room

12' 0" x 10' 8" (3.65m x 3.25m)

French door to the rear aspect overlooking the rear garden with integrated blinds, a radiator, coved ceiling, and porcelain tiled flooring.

## Utility Room

11' 2" x 5' 7" (3.40m x 1.70m)

External door, a uPVC double-glazed window to the side aspect, base level units with space and plumbing for laundry appliances, a radiator, sink and drainer unit.

## Study

7' 3" x 10' 10" (2.21m x 3.30m)

A uPVC double-glazed window to the front aspect, a radiator, and a coved ceiling.

## Lounge

19' 1" x 12' 0" (5.81m x 3.65m)

A uPVC double-glazed window to the front aspect, French doors to the rear aspect leading onto the rear garden with integrated blinds, coving, and a radiator.

## First Floor Landing

17' 0" min x 10' 3" max (5.18m x 3.12m)

Large airing cupboard with hot water cylinder and shelving, a uPVC double-glazed window to the front aspect, stairs to the ground floor, loft access - insulated and access to bedrooms and the family bathroom.

## Master Bedroom

16' 11" x 16' 3" plus wardrobe space (5.15m x 4.95m)

Two Velux windows, 2 uPVC double-glazed windows to the front aspect, and 2 radiators. Access to:

## Dressing Room

7' 6" x 5' 2" (2.28m x 1.57m)

Power sockets with 2 USB points and a thermostat control. Access to:

## En-Suite

5' 2" x 9' 4" (1.57m x 2.84m)

A large shower cubicle, a chrome heated hand towel rail, a shaver point, a uPVC double-glazed obscured window, LVT flooring, a vanity hand wash basin unit, a low-level WC, and an extractor vent.

## Bedroom 2

10' 11" x 14' 3" (3.32m x 4.34m)

A uPVC double-glazed window to the rear aspect, a radiator, and access to:

## En-Suite

8' 4" x 3' 7" (2.54m x 1.09m)

Low-level WC, a pedestal hand wash basin unit, a chrome heated hand towel rail, tiled surround shower cubicle, a uPVC double-glazed obscured window to the side aspect, and an extractor vent.

## Bedroom 3

10' 11" x 10' 0" (3.32m x 3.05m)

A uPVC double-glazed window to the rear aspect and a radiator.

## Bedroom 4

12' 0" x 10' 1" max (3.65m x 3.07m)

A uPVC double-glazed window to the rear aspect with integrated blind and a radiator.

## Bedroom 5

8' 8" x 8' 9" (2.64m x 2.66m)

A uPVC double-glazed window to the front aspect and a radiator.

## Outside Rear

Enclosed garden with fenced perimeters, being mostly laid to lawn with a patio pathway leading to a composite decking area with a covered outdoor cooking area, original patio area, power, and water source. Composite decking leading to an external summerhouse.

## Summerhouse

10' 10" x 16' 9" (3.30m x 5.10m)

Erected in 2022. Fully insulated, double-glazing, power source, and own consumer unit - can connect to the house wifi. Currently being used as a bar arrangement setup.

## Outside Front

Driveway parking for a minimum of 2 vehicles with a storm porch entrance to the main residence. Access to a double garage with an EV car charging point.

## Double Garage

18' 3" x 18' 9" (5.56m x 5.71m)

Two manual up and over doors, a uPVC double-glazed window, main residence consumer unit, EV car charging point, and a wall-mounted Valliant ecofit sustainable condensing boiler. Internal door leading into the utility room.





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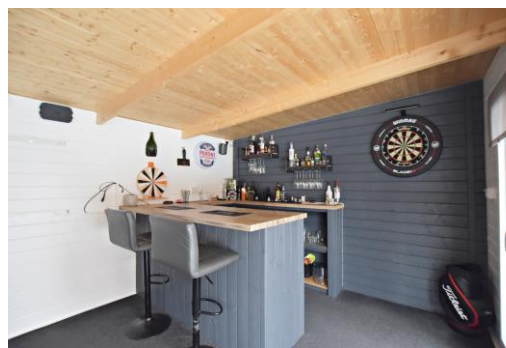


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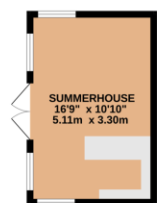
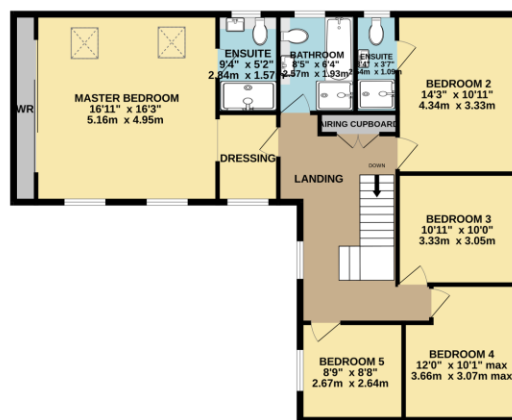
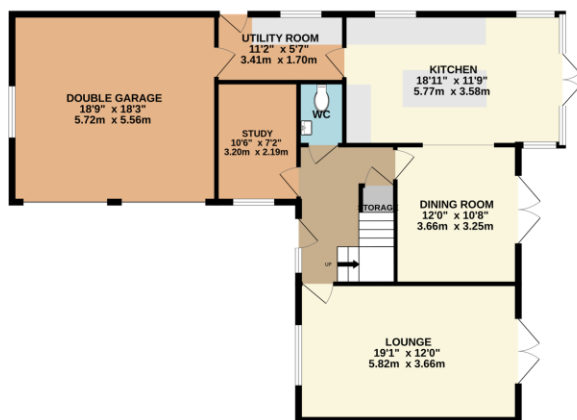




GROUND FLOOR  
1229 sq.ft. (224.1 sq.m.) approx.

FIRST FLOOR  
1205 sq.ft. (223.7 sq.m.) approx.

SUMMERHOUSE  
178 sq.ft. (16.5 sq.m.) approx.



TOTAL FLOOR AREA : 2413 sq.ft. (224.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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