



- Superb Detached Family Home
- Stunning Open Plan Living
- 5 Double Bedrooms, 3 Bathrooms
- Excellent Specification Throughout
- Large, Gated Driveway
- Integral Garage
- Enclosed, Landscaped Garden
- Call Today To View!

Lincoln Road, Saxilby, LN1 2NF  
£399,950



5 DOUBLE BEDROOMS, 3 BATHROOMS AND STUNNING OPEN PLAN LIVING! Starkey&Brown are pleased to offer for sale this individually designed and built detached family home located on the outskirts of Saxilby, finished to the highest of standards and offering stunning open plan living. Accommodation benefits from underfloor heating, oak internal doors, high quality kitchen and high quality bathrooms and briefly comprises large reception hallway, ground floor WC, 12ft office, 35'2 max open plan sitting, dining and kitchen area with bi-folding doors leading to rear garden, utility, galleried first floor landing, 5 double bedrooms, 2 en suite shower rooms and spacious first floor family bathroom with 4 piece bathroom suite. Outside, the property has a substantial block paved driveway with a remote control gated entrance and a pleasantly landscaped, fully enclosed garden to the rear. In the agent's opinion, viewing of this property would be highly recommended in order for it to be fully appreciated. Call today to arrange a viewing! Council tax band: E. Freehold.



## Reception Hallway

Having a composite front entrance door, an attractive ceramic tiled floor with underfloor heating, LED down lights, and stairs rising to the first floor with bespoke handrail and balustrade.

## Ground Floor WC

Having a low-level WC, pedestal wash hand basin with tiled splash backs, attractive ceramic tiled floor with underfloor heating, ample coat storage space, LED downlights, and extractor.

## Office

12' 0" x 8' 10" (3.65m x 2.69m)

Having an attractive ceramic tiled floor with underfloor heating and LED downlights.

## Open Plan Living Area

35' 2" max x 21' 0" max (10.71m x 6.40m)

## Sitting Room

Having an attractive ceramic tiled floor with underfloor heating, LED downlights, and French doors leading onto the rear garden.

## Dining Area

Having large sliding doors, a storage cupboard, an attractive ceramic tiled floor with underfloor heating, LED downlights, and twin bi-fold doors leading onto the rear garden.

## Kitchen Area

Having a range of matching wall and base units with oak work surfacing, 4 larder units, single drainer stainless steel sink unit with mixer taps over, and glass splashback, built-in eye-level oven, induction hob with cooker hood over, integral dishwasher, attractive ceramic tiled floor with underfloor heating, and LED downlights.

## Utility

Having a range of matching wall and base units, including 2 larder units, oak work surfacing with glass splashbacks, a single drainer sink unit with mixer taps over, plumbing for a washing machine, attractive ceramic tiled flooring with underfloor heating, concealed central heating boiler, LED downlights, and a door leading into the garage.

## Galleried First Floor Landing

Having LED downlights, a carpeted floor with underfloor heating, and access to the loft with a loft ladder.

## Master Bedroom

13' 0" max x 12' 4" max (3.96m x 3.76m)

Having built-in mirrored sliding door wardrobes, carpeted floor with underfloor heating, and LED downlights.

## En Suite

Having a luxury 3-piece suite comprising a large walk-in shower cubicle with multi-jet rainfall shower and glass shower screen over, pedestal wash hand basin, low-level WC, ceramic tiled floor with underfloor heating, part tiled walls, LED downlights, and extractor.

## Guest Bedroom

Having a carpeted floor with underfloor heating and LED downlights.

## En Suite To Guest Bedroom

Having a luxury 3-piece suite comprising a large walk-in shower cubicle with multi-jet rainfall shower and glass shower screen over, pedestal wash hand basin, low-level WC, ceramic tiled floor with underfloor heating, part tiled walls, LED downlights, and extractor.

## Bedroom 3

13' 2" x 11' 2" (4.01m x 3.40m)

Having a carpeted floor with underfloor heating and LED downlights.

## Bedroom 4

12' 6" x 9' 6" (3.81m x 2.89m)

Having a carpeted floor with underfloor heating and LED downlights.

## Bedroom 5

11' 10" x 9' 4" (3.60m x 2.84m)

Having a carpeted floor with underfloor heating and LED downlights.

## Bedroom 5

11' 10" x 9' 4" (3.60m x 2.84m)

Having a carpeted floor with underfloor heating and LED downlights.

## Luxury Family Bathroom

Having a luxury 4-piece suite comprising a large walk-in shower cubicle with multi-jet rainfall shower and glass shower screen, rolled edge freestanding bath with mixer taps and handheld shower over, pedestal wash hand basin, low level WC, travertine tiled floor with underfloor heating, part travertine walls, LED downlights and extractor.

## Outside Front

To the front of the property, there is a substantial block paved parking area accessed via remote control gates (with intercom entry system), access to the garage, an additional gravelled parking area and path at side leading to the rear garden.

## Garage

16' 11" x 9' 7" (5.15m x 2.92m)

Being typically larger than the average single garage and having a remote control roller shutter door, power, and lighting leading into a utility.

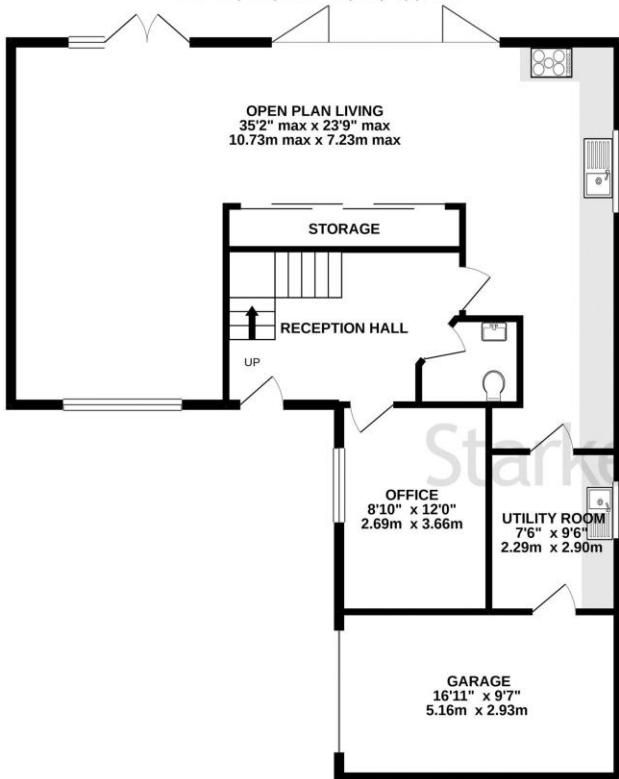
## Outside Rear

To the rear of the property, there is a fully enclosed and pleasantly landscaped garden comprising an artificial turfed paved patio and raised timber decking areas, outside power point.





GROUND FLOOR  
1089 sq.ft. (101.1 sq.m.) approx.



1ST FLOOR  
1133 sq.ft. (105.3 sq.m.) approx.



TOTAL FLOOR AREA : 2222 sq.ft. (206.4 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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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