

- Modern Detached Home
- 3 Double Bedrooms
- En-Suite To Master & Family Bathroom
- Kitchen Diner & Ground Floor WC

- Lounge 18'0" x 19'10"
- Built In 2021 With Builder Upgrades
- Single Garage
- Driveway Parking For 2 Cars

Brackenbury Road, Saxilby, LN1 4AF  
£275,000





Starkey&Brown is delighted to represent this three-double bedroom detached home situated in the popular village of Saxilby. Located a short 15-minute drive from Lincoln city centre, this home was built and developed in 2021 by Lovelle Homes and comes with 10-year NHBC builders' guarantee. The home offers accommodation over 2 floors and comes with 3 double bedrooms. The ground floor comprises a stylish kitchen diner with a range of integrated appliances and modern units at eye and base level, 18'0" x 10'4" lounge with dual aspect windows and a welcoming entrance hall, and a downstairs WC.

Rising to the first floor are 3 double bedrooms with the master measuring 180" x 9'10" and having it's own private en-suite shower room. Furthermore, there is 2 additional double-bedrooms which benefit from the use of a 3-piece family bathroom suite.

Outside to the rear aspect, there is an enclosed garden which is mostly laid to lawn with walled perimeters and is low maintenance, whilst having driveway parking for a maximum of 4 cars and access to a single garage.

There is a range of builder upgrades from when the home was completed. These include Amtico LVT flooring in the bathroom and kitchen, upgraded tiling and counterwork tops, Mira showers, and an external floodlight.

The village of Saxilby is well regarded due to its excellent array of amenities and close proximity to Lincoln city centre. There is a railway station with links to Sheffield and Lincoln, quick access to the A46 and the A57. There is a well-regarded primary school, a Co-op food store, a post office and a doctor's surgery, and a range of independent businesses such as a hairdresser, off off-license, and public houses. For further details and viewing requests.

Please contact Starkey&Brown. Council tax band: C. Freehold.



## Entrance Hall

Composite front door entry, a radiator, a storage cupboard housing the consumer unit, and a broadband point. Stairs rising to the first floor.

Access to:

## Downstairs WC

3' 5" x 6' 7" (1.04m x 2.01m)

Amitco LVT flooring, wood effect finish, a radiator, a hand wash basin unit, a low-level WC, and an extractor.

## Kitchen Diner

18' 0" x 9' 8" (5.48m x 2.94m)

A shaker style kitchen with eye and base level units, contrast handle finish with upgraded worktops, Amitco LVT flooring, appliances to remain: a 4-ring gas hob with extractor hood over, a double-oven and grill, a fridge freezer, a dishwasher, space and plumbing for a washer dryer, sink and drainer unit, airflow extractor, uPVC double-glazed window x 2, French doors, USB power points and a radiator.

## Lounge

18' 0" x 10' 4" (5.48m x 3.15m)

Two uPVC double-glazed windows, 2 radiators, power, and TV points.

## First Floor Landing

Loft access - insulated, no boarding, no ladder. A storage cupboard with shelving and a uPVC double-glazed window above the stairs.

## Master Bedroom

18' 0" x 9' 10" (5.48m x 2.99m)

Radiator, uPVC double-glazing window, space for wardrobes. Access to:

## En-Suite Shower Room

4' 6" x 7' 5" (1.37m x 2.26m)

A shower cubicle with tiled surround, Amitco LVT flooring, a wall-mounted hand-wash basin unit and a low-level WC, a radiator, an extractor unit, and a uPVC double-glazed obscured window.

## Bedroom 2

9' 7" x 10' 6" (2.92m x 3.20m)

Radiator and a uPVC double-glazed window.

## Bedroom 3

8' 0" x 10' 6" (2.44m x 3.20m)

Radiator and a uPVC double-glazed window.

## Bathroom

7' 3" x 5' 6" (2.21m x 1.68m)

Amitco LVT flooring, a bath tub with a shower over, a low-level WC, a hand wash basin unit, chrome heated hand towel rail, extractor unit, half tiled surround, and a uPVC double-glazed obscured window.

## Outside Rear

Enclosed with walled perimeters, a patio seating area, mostly laid to lawn, and 2 external power points. Side gate leading to the outside front.

## Outside Front

Driveway parking for a maximum of 4 vehicles. Access to:

## Single Garage

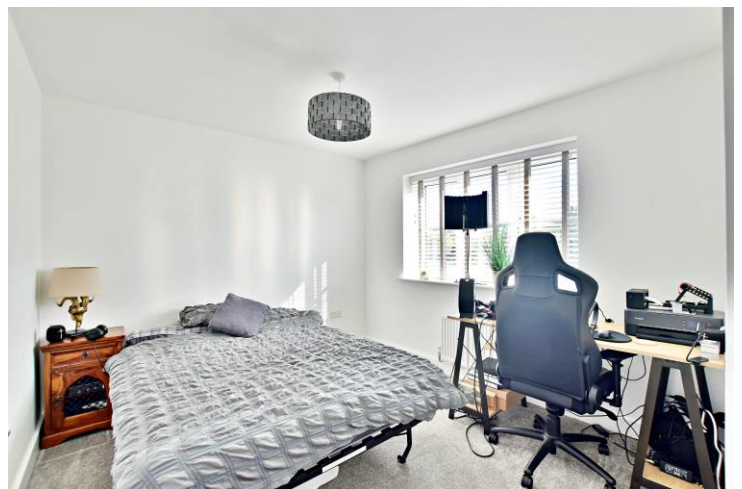
Having an up-and-over door, power, and lighting.

## Agents Note 1

The property comes with a site maintenance fee of £77 every six months.

## Agents Note 2

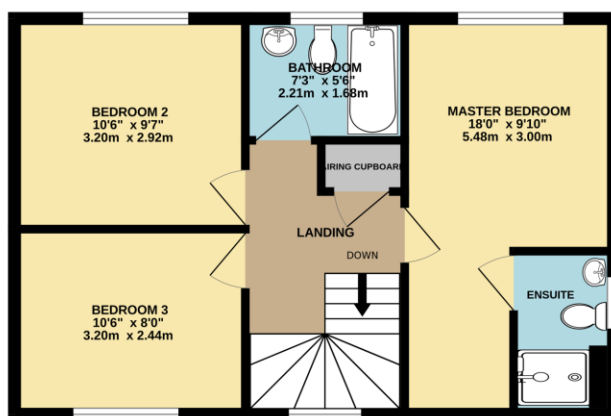
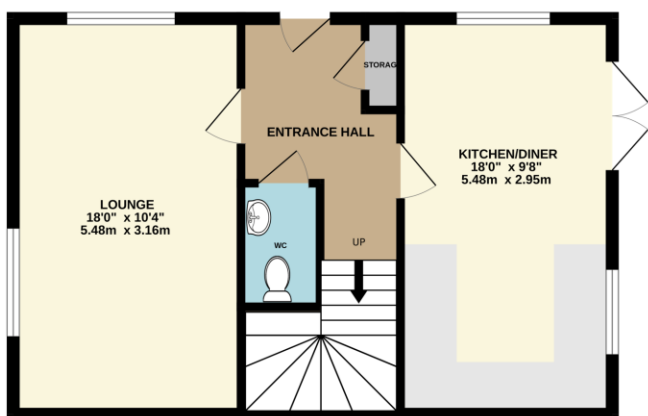
The property includes built-in appliances, which are to remain with the property, as well as bespoke made-to-measure blinds.





GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.

1ST FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 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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