







Brackenbury Road, Saxilby, Lincoln

£275,000

MARTIN&CO







Brackenbury Road, Saxilby, Lincoln

House - Detached

3 Bedrooms, 2 Bathroom

- Modern Family Three Bedroom Detached House
- Sought After Location of Saxilby
- Well Presented Throughout & Built in 2020
- Garage and Driveway
- En-Suite to Master Bedroom
- Tenure - Freehold
- Council Tax Band - C
- EPC - B

A modern and beautifully presented three-bedroom detached home, built in 2020 and situated within the popular village of Saxilby, offering well-proportioned accommodation ideally suited to families, couples and professionals.

The ground floor offers a welcoming entrance hall, a comfortable living room and a spacious kitchen/diner, creating a fantastic sociable space for everyday family life and entertaining. The contemporary kitchen is fitted with a range of units and integrated appliances, with ample space for dining.

To the first floor are three well-proportioned bedrooms, including two double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property benefits from a garage and private driveway, providing off-road parking and useful additional storage.

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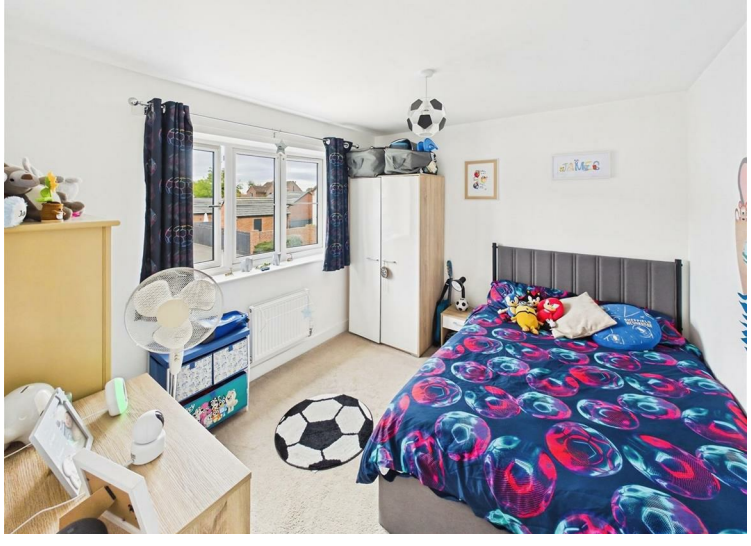
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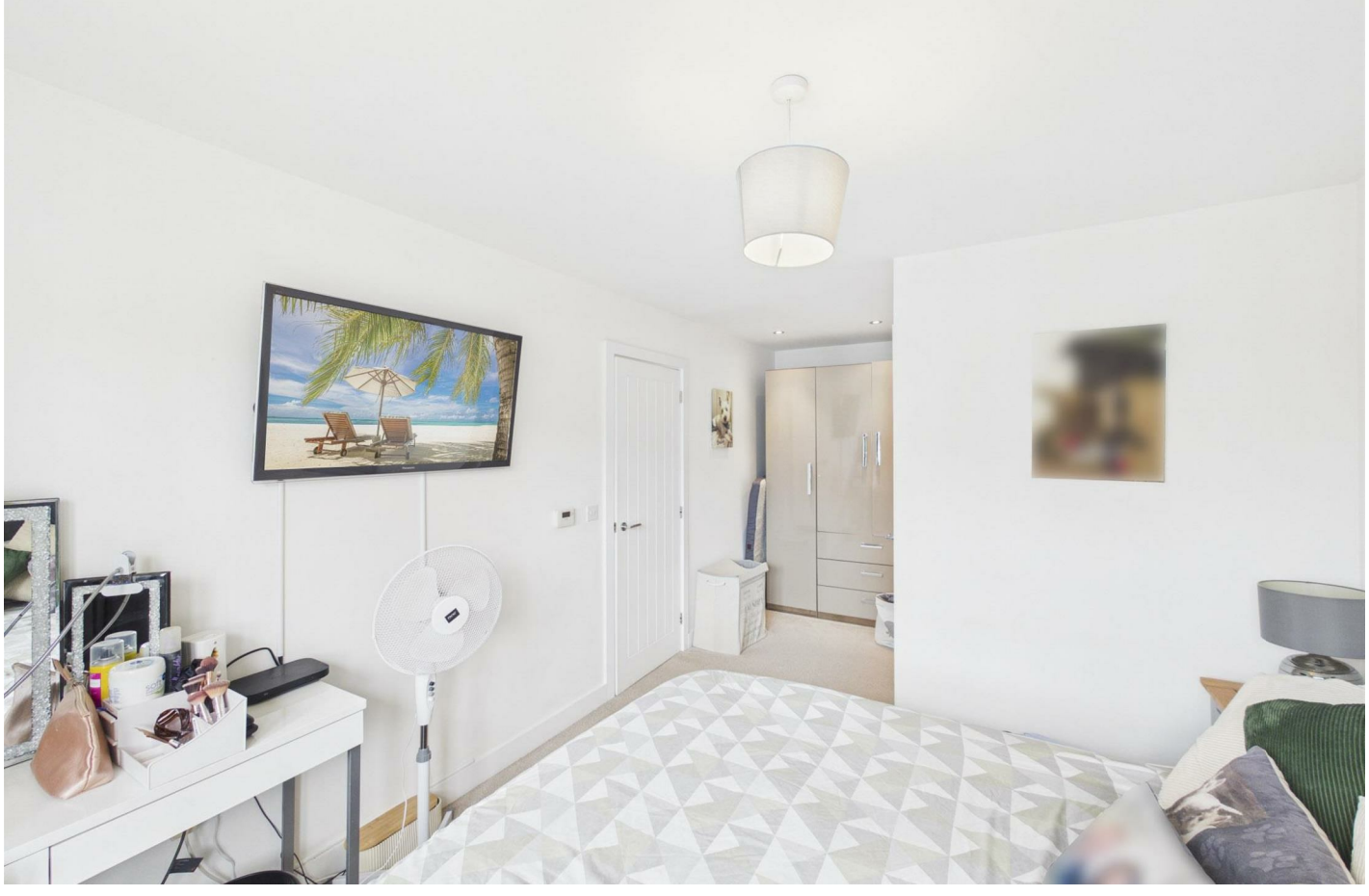
Built in 2020, the property offers all the benefits of a modern home and is positioned within the sought-after village of Saxilby, which offers a range of local amenities including shops, schooling, pubs and a railway station providing convenient connections into Lincoln and surrounding areas.

An excellent opportunity to purchase a modern detached home in a popular village location. Early viewing is highly recommended.

Tenure - Freehold
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Entrance Hall
7'1" x 14'4"
Carpet flooring, storage cupboard with consumer unit and downstairs toilet.

Toilet
3'4" x 6'7"
Lino flooring, toilet, sink and extractor fan.

Lounge
10'4" x 17'10"
Carpet flooring, two windows, two radiators. Lots of natural lighting.

Kitchen/ Diner
10'5" x 17'11"
Lino flooring, space for washing machine, cupboard with boiler, ceiling spotlights, integrated fridge freezer and dishwasher. Two wall mounted ovens, gas hob and extractor fan. Dining space with rear french patio style doors to the garden.

Bedroom1
9'11" x 17'10"
Designated space for a wardrobe, carpet flooring, radiator and en-suite.

En-Suite
4'6" x 7'5"
Lino flooring, radiator, sink, toilet, extractor fan, ceiling spotlights and shower cubicle.

Bedroom2
10'6" x 9'6"
Rear side facing with carpet and radiator.

Bedroom3
8'0" x 10'6"
Front facing with carpet and radiator.

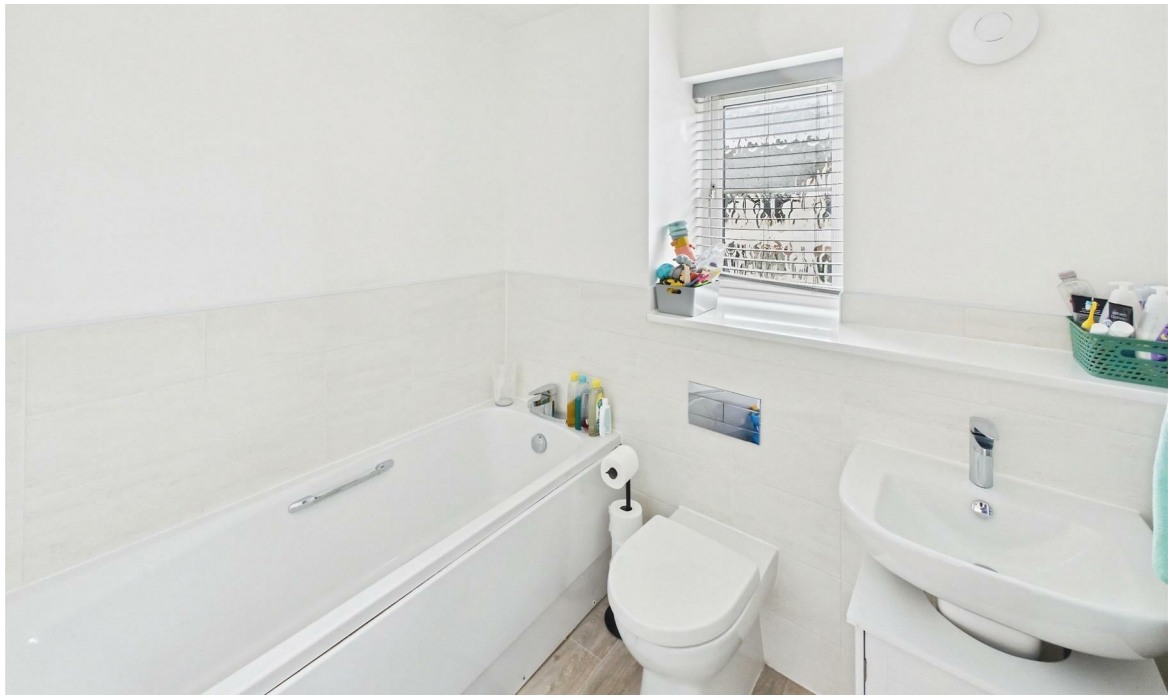
Bathroom
7'1" x 6'8"
Three piece bathroom including bath, toilet and sink and with lino flooring, extractor fan and ceiling spotlights.

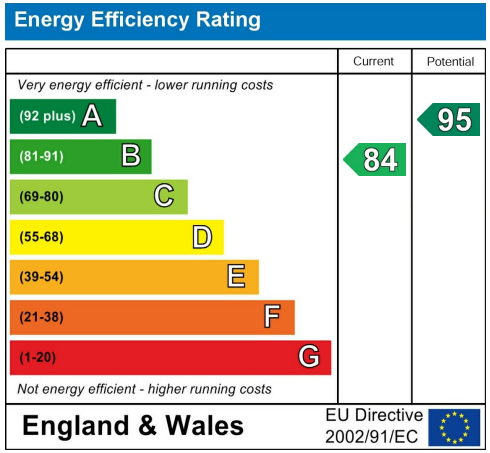
Garden
Grass lawn, decking and patio area. bark area designated as a childrens play area.

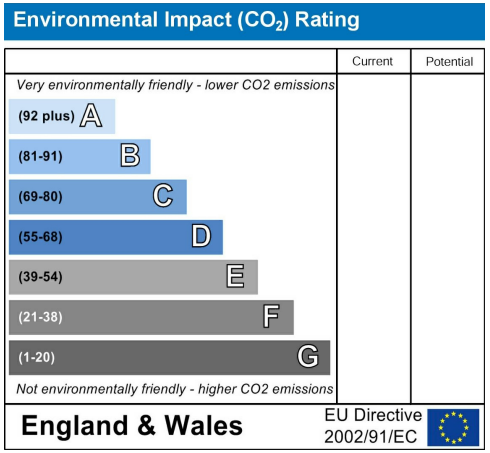
Garage
19'7" x 10'4"
Single size garage with electricity supply.

Agency Note
Ground Maintenance Service Charge - £180 per annum.

Fixtures & Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



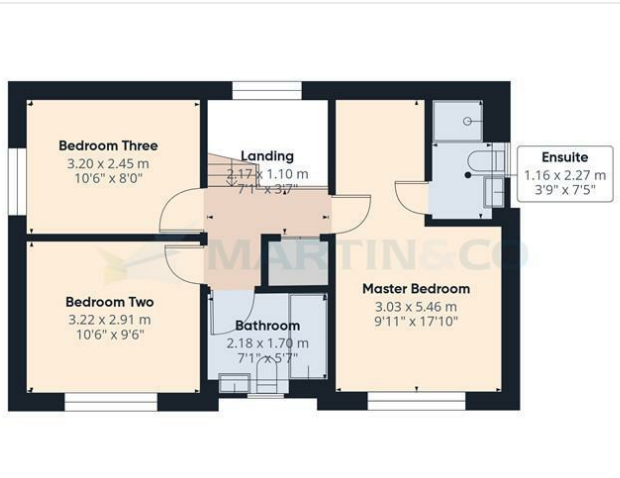








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

106.3 m²

1144 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman