



- Impressive Detached Family Home
- Approx 2672 Sq Ft (including Garage)
- Gated Development Of Only Three Homes
- Five Bedrooms & Four Bathrooms

- Superb Open Plan Living Area
- Substantial Driveway
- Double Garage
- West-Facing Garden

Ted Baker Way, Saxilby, LN1 4AQ  
Offers Over £500,000







Starkey & Brown are pleased to present this impressive, individually designed and built detached family home, situated within an exclusive gated development of just three properties in the highly sought after village of Saxilby. Extending to approximately 2,672 sq ft, including the double garage, this impressive home offers spacious and versatile accommodation throughout. The ground floor comprises a welcoming reception hall with a striking vaulted ceiling, cloakroom/WC, home office, utility room, and a superb open-plan living, dining and kitchen space featuring a large central island and two sets of bi-fold doors opening onto the rear garden. There is also a generously sized ground floor bedroom with ensuite, providing flexible living arrangements. To the first floor are four additional well proportioned bedrooms, with two benefiting from en-suite shower rooms, alongside a luxurious family bathroom fitted with a four-piece suite. Externally, the property enjoys secure smartphone operated electric gates leading to a substantial driveway providing ample parking for multiple vehicles, and a double garage with high security doors. To the rear is a fully enclosed west-facing garden, complete with an attractive oak-framed covered seating and entertaining area. In the agent's opinion, this outstanding home must be viewed to fully appreciate the quality of accommodation, its generous proportions and versatility. Call today to arrange a viewing. Council tax band: E. Freehold.



### Reception Hallway

Having a composite front entrance door and floor-to-ceiling glass feature high vaulted ceiling, ceramic tiled floor with underfloor heating, and stairs rising to the first floor.

### Ground Floor WC

Having a low-level WC, wash hand basin, ceramic tiled floor with underfloor heating, and extractor.

### Home Office

13' 0" x 6' 5" (3.96m x 1.95m)

Having laminate flooring with underfloor heating and LED downlights.

### Lounge Diner

30' 5" to chimney breast x 17' 8" (9.26m x 5.38m)

Having laminate flooring with underfloor heating, fitted storage cupboards, LED downlights, large bi-fold doors leading onto the garden and opening into:

### Kitchen Area

18' 7" x 18' 4" (5.66m x 5.58m)

Having a range of handleless wall and base units with attractive starlight quartz work surfacing, large central island unit with breakfast bar, two larger units, double eye level oven, induction hob with cooker hood over, space for an American style fridge freezer, integral dishwasher, concealed bins, ceramic tiled floor with underfloor heating, large bi-fold door leading onto the garden.

### Utility

10' 2" x 6' 6" (3.10m x 1.98m)

Having a single drainer sink unit with mixer taps over and glass splashback, base unit beneath with two matching larger units, plumbing for washing machine, space for a tumble dryer, ceramic tiled floor with underfloor heating, concealed central heating boiler, LED downlights, extractor and uPVC door to side.

### Bedroom 5

11' 10" x 8' 10" (3.60m x 2.69m)

Having laminate wood effect flooring with underfloor heating and LED downlights.

### En-Suite

Having spacious three-piece suite comprising double tiled shower cubicle with mains-fed multi-jet shower system and sliding glass shower door, pedestal wash hand basin, low-level WC, travertine tiled floor and walls, LED downlights and extractor.

### Galleried First Floor Landing

Having a glass balustrade overlooking the entrance hallway.

### Master Bedroom

18' 0" max x 16' 10" max (5.48m x 5.13m)

Having a carpeted floor with underfloor heating, two Velux windows to the front aspect, and LED downlights.

### En-Suite

Having a three-piece suite comprising a double tiled shower cubicle with mains-fed multi-jet shower system and sliding glass shower door, wall-hung wash hand basin set in vanity unit, low level WC, wood effect ceramic tiled floor with underfloor heating, part tiled walls, LED downlights and extractor.

### Guest Bedroom

14' 10" min x 12' 1" (4.52m x 3.68m)

Having carpeted flooring with underfloor heating, two Velux windows to the rear aspect, and LED downlights.

### Guest Bedroom En-Suite

Having a three-piece suite comprising a double-tiled shower cubicle with mains-fed multi-jet shower system and sliding glass shower door, pedestal wash hand basin, low-level WC, wood effect ceramic tiled floor, heated towel rail, part tiled walls, Velux window to rear aspect, LED downlight and extractor.

### Bedroom 3

13' 5" x 8' 2" (4.09m x 2.49m)

Having a carpeted floor with underfloor heating, a Velux window to the rear aspect, and LED downlights.

### Bedroom 4

10' 0" x 8' 2" (3.05m x 2.49m)

Having carpeted flooring with underfloor heating, a Velux window to the front aspect, and LED downlights.

### Family Bathroom

Having luxury four-piece suite comprising a freestanding roll-edge bath with mixer taps, double tiled shower cubicle with mains fed multi-jet shower system and glass sliding door, pedestal wash hand basin, low-level WC, ceramic tiled floor with underfloor heating, heated towel rail, two Velux windows to the rear aspect, LED downlights and extractor.

### Outside Front

The front of the property is accessed via a smartphone-operated double gate giving access to the development of three properties and leading to a substantial private driveway with space for many vehicles, additional gravelled driveway/parking areas, access to a double garage, outside lighting, and access to the rear garden.

### Double Garage

18' 7" x 18' 7" (5.66m x 5.66m)

Having twin high-security remote-controlled roller shutter doors, power, and light. Higher than average ceiling to accommodate larger vehicles and a high security door leading to the side.

### Outside Rear

To the rear of the property is a fully enclosed west-facing garden, with a large raised timber decking area and oak-framed outdoor seating/entertaining area with hot tub (negotiable).







**TOTAL FLOOR AREA: 2672 sq.ft. (248.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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 vendors/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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