



- Fully Refurbished Throughout
- Modern Kitchen/Diner
- Generous Rear Garden
- Being Sold With No Onward Chain!
- Three Bedrooms
- Detached Single Garage
- Close To Local Amenities
- Call Today To View!

Woodhall Crescent, Saxilby, LN1 2HZ
£320,000





Starkey&Brown is delighted to present this exceptional three-bedroom extended detached bungalow positioned on Woodhall Crescent within the highly sought after village of Saxilby. The property has undergone a full refurbishment and thoughtfully extended and creates generous living throughout and is being sold with no onward chain. Accommodation briefly comprises a porch leading to a welcoming entrance hall, a bright living room featuring an inset fireplace and double doors leading to an impressive extension to the rear. The modern kitchen/diner forms the heart of the home with a full range of integrated appliances, with French doors leading to the garden making it an ideal space for living and entertaining. An additional versatile room currently being utilised as a utility space - equally suitable as a study/hobby room, alongside a WC. Completing the property are three-bedrooms and a modern family bathroom. Further benefits include gas central heating and uPVC double-glazing, a full re-wire and re-plumb in recent years. Externally the property has a generous private rear garden, being mostly laid to lawn with an extended patio seating areas. To the side of the property there is a single garage benefitting from full power and electrics. The front of the property there is an ample driveway for off-street parking. The village of Saxilby offers a wide range of local amenities, is within walking distance to the village high street and train station, a Co-op foodstore, schooling, a doctors surgery and regular bus serviced to Lincoln city centre. Viewing highly recommended. Council tax band: B. Freehold.



uPVC composite door leading into:

Porch

Adjacent frosted window to the front aspect, tiled flooring, and a further uPVC door leading into:

Entrance Hall

Loft access, an airing cupboard housing the boiler, laminate flooring, and a radiator. Access to:

Living Room

19' 4" x 11' 7" (5.89m x 3.53m)

Having a uPVC double-glazed window to the front aspect, laminate flooring, a radiator, and an electric stove fireplace. Double doors leading into:

Kitchen/Diner

20' 8" x 10' 2" (6.29m x 3.10m)

Recently extended.

Kitchen Area

A range of wall and base units with countertops, an integrated fridge freezer, an integrated microwave, an integrated electric oven, a 4-ring induction hob with an overhead extractor fan, a ceramic sink with mixer tap, an integrated dishwasher, tiled splashback, LED lighting, undercabinet downlights, a uPVC double-glazed window to the rear aspect, two-seater breakfast bar and tiled flooring.

Dining Area

French doors leading to the rear, a storage cupboard housing the meters, a radiator, tiled flooring, and LED lighting. Open access to:

Utility Room

11' 7" x 9' 1" (3.53m x 2.77m)

Tiled flooring, a radiator, space, and plumbing for utility appliances. Access to:

WC

Low-level WC, a wash hand basin with understorage and tiled flooring.

Bedroom 1

13' 11" x 9' 11" (4.24m x 3.02m)

Having a uPVC double-glazed window to the front aspect, carpeted, and a radiator.

Bedroom 2

11' 5" x 7' 0" (3.48m x 2.13m)

Having a uPVC double-glazed window to the side aspect, a radiator, and carpeted.

Bedroom 3

8' 8" x 8' 4" (2.64m x 2.54m)

Having a uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

Family Bathroom

Three-piece suite comprising a low-level WC, a wash hand basin, a panelled bath with handheld and rainfall shower attachment, tiled flooring, tiled walls, a frosted double-glazed window to the side aspect, a vertical radiator, a shaver charger, and LED lighting.

Outside Front

Long driveway extending to the side, a stone-laid area, and mature shrubs and hedges.

Side

Access to the garage. With an up-and-over door, side door access, with power and electrics.

Outside Rear

Landscaped, private, and enclosed. Being mostly laid to lawn with an extended patio seating area, with access to both sides. A variety of planters. Access to the garage.

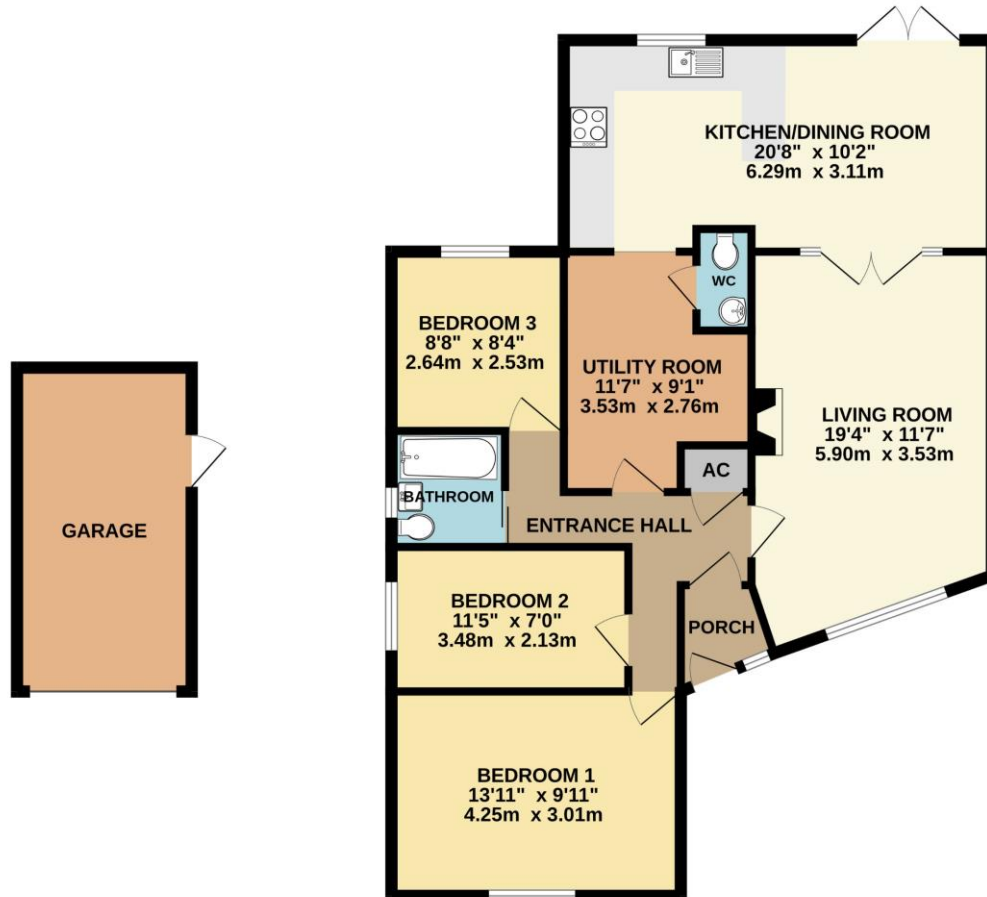
Agents Note

The property has undertaken a full renovation, including a full re-wire, full re-plumbing, and full cosmetic throughout. The kitchen extension has been signed off by planning.





GROUND FLOOR
1047 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 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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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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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