

FOR SALE

MARTIN & CO



Hilton Court, Saxilby

5 Bedrooms, 2 Bathroom, Detached

Asking Price Of £495,000

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- Stunning Five-Bedroom Detached Family Home
- Off-Road Parking & Garage
- Popular Saxilby Village Location
- Character Features Throughout
- Spacious Lounge with Inglenook Fireplace & Log Burner

Stunning Five-Bedroom Detached Family Home | Character Features | Impressive Dining Kitchen | Utility Room & Ground Floor W/C | Inglenook Fireplace & Log Burner | Master En Suite | Integral Garage | Private Driveway | EV Charging Point | Rear Garden | EPC Rating B

Martin & Co are delighted to bring to the market this impressive five-bedroom detached family home, forming part of an exclusive development within the popular village of Saxilby. Combining traditional character and craftsmanship with the comfort and efficiency expected of a modern home, this is a property that offers genuinely impressive family accommodation.

At the heart of the home is the beautiful dining kitchen, which provides an excellent space for both everyday family life and entertaining. The contemporary kitchen is complemented by an attractive breakfast bar, granite worktops and exposed oak beams, creating a wonderful blend of modern style and traditional character. Immediately adjacent to the kitchen is a useful utility room and downstairs W/C, with the utility area being ideally positioned with direct access through to the rear garden, adding excellent practicality to the layout.

The spacious lounge is equally impressive, featuring a striking inglenook fireplace with log burner and further oak beams, while French doors provide a lovely connection to the private patio and rear garden. The ground floor benefits from underfloor heating, with radiators serving the first floor.

Upstairs, a spacious landing with attractive curved wall detailing leads to five genuinely well-proportioned double bedrooms. The impressive master bedroom benefits from built-in wardrobes and its own en suite





shower room, while the remaining bedrooms are served by a well-appointed family bathroom. The accommodation provides the flexibility expected of a substantial family home, with ample space for bedrooms, home working and family life.

The property also benefits from a private driveway providing off-road parking, together with a large integral garage with power and lighting. A personal door from the garage provides convenient access through to the garden, while the property also benefits from private EV charging, an increasingly desirable feature for modern homeowners.

Outside, the rear garden incorporates a private patio and raised garden area, providing a pleasant space for outdoor dining, relaxation and entertaining. The direct garden access from the utility room also adds further practicality to the outside space.

Throughout the property, traditional materials and detailing have been thoughtfully combined with

contemporary construction, including reclaimed brickwork, cream uPVC double-glazed windows set over stone cills and a natural clay pantiled roof. The property also benefits from the remainder of a 10 Year Premier Guarantee and an EPC rating of B.

The location is another significant attraction. Saxilby is a well-established and highly regarded village situated approximately six miles from Lincoln and offering a good range of everyday amenities, including a Co-op with Post Office, doctor's surgery, library, veterinary surgery, local shops, cafés, restaurants and takeaways. The village also benefits from its own railway station and regular bus services, making it particularly convenient for commuters.

The nearby A46 provides excellent access towards Lincoln and the wider road network, while Newark and the A1 are also within easy reach. The village offers a strong sense of community, recreational facilities and local schooling, making Saxilby an appealing choice for families.



Offering an enviable combination of generous five-bedroom accommodation, beautiful character features, contemporary living space, private parking, EV charging and a desirable village setting, this is a home that needs to be viewed to be fully appreciated.



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