

24 Ingamells Drive, Saxilby,

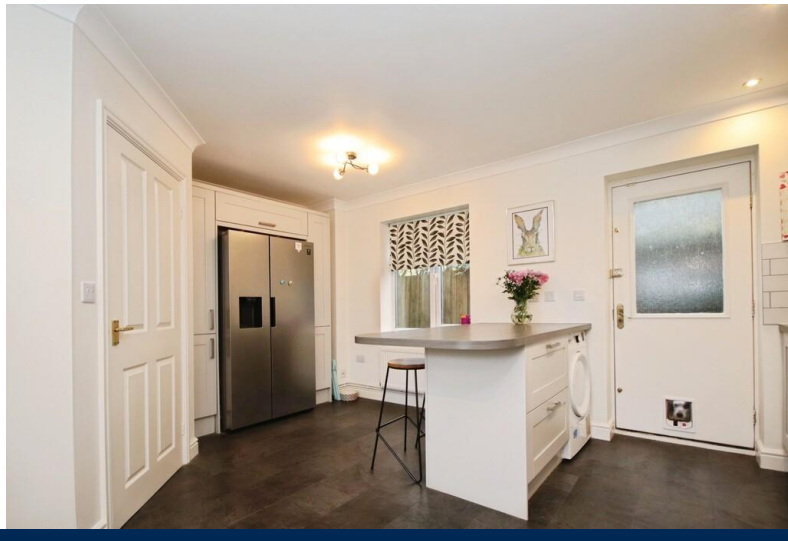
Lincoln, LN1 2WX

Book a Viewing!

£375,000

Immaculately presented Four Bedroom Detached Family Home offering spacious and well maintained accommodation throughout. The property benefits from a modern fitted kitchen, recently updated bathroom suite, feature log burner, electric vehicle charging point and a generous rear garden, making it an ideal home for modern family living. The accommodation comprises of an entrance hall, lounge, dining room, kitchen/diner, WC, four bedrooms, en-suite shower room, family bathroom, garage and gardens to the front and rear.





24 Ingamells Drive, Saxilby, Lincoln, LN1 2WX







LOCATION

Ingamells Drive is situated within the highly sought-after village of Saxilby, approximately six miles from Lincoln and offering an excellent balance between village living and convenient access to the city. The village is exceptionally well served with a range of local amenities including a Lincolnshire Co-op Food Store, Post Office, pharmacy, doctors' surgery, cafés, independent shops, Tony Arber Butchers and The Sun Inn, together with a strong community atmosphere. Families are well catered for with Saxilby Church of England Primary School and local nursery provision, while regular school transport links provide access to a number of Lincoln secondary schools. For commuters, Saxilby Railway Station provides direct services towards Lincoln, Doncaster and Sheffield, whilst the nearby A57 offers straightforward road access into Lincoln and the wider region. The village also benefits from attractive waterside walks along the Fossdyke Canal and a dedicated cycle route connecting Saxilby to Lincoln via Burton Waters.

ACCOMMODATION

ENTRANCE HALL

Accessed via a glazed entrance door with accompanying side window, laminate flooring, radiator and access provided to the ground floor accommodation.



KITCHEN/DINER
16' x 15' 1 max" (4.88m x 4.6m) With a range of base and wall mounted cupboard units with complementary work surfaces, 1 ½ bowl stainless steel sink with mixer tap, gas hob with extractor over, eye level electric oven, integrated microwave, integrated dishwasher and integrated washing machine, spaces for a tumble dryer and American style fridge/freezer, tiled flooring, spotlights, radiator, breakfast bar and UPVC windows providing plenty of natural light. A pedestrian door provides access to the side of the property.



LOUNGE
16' 2" x 13' 5" (4.93m x 4.09m) With laminate flooring continuing through from the entrance hall, windows to both side aspects, radiator and a feature log burning stove.

DINING ROOM
11' 6" x 8' 8" (3.51m x 2.64m) With laminate flooring, radiator, built-in storage cupboard and UPVC French doors which provide direct access onto the rear patio and garden.



WC
Fitted with a WC, wash hand basin, radiator and frosted window to the rear aspect.

FIRST FLOOR LANDING
Providing access to all four bedrooms and the family bathroom, with airing cupboard storage housing the hot water cylinder, loft access and a UPVC window overlooking the rear garden.

BEDROOM 1
15' 1" x 13' 5" (4.6m x 4.09m) With fitted wardrobe storage, radiator and UPVC window to the front aspect. The room benefits from direct access to the en-suite shower room.

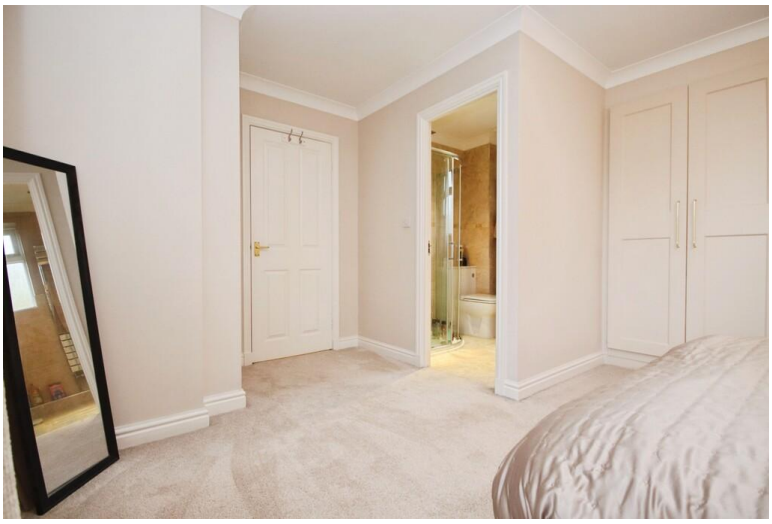


EN-SUITE
Three piece suite comprising shower cubicle with mains shower, WC and wash hand basin with vanity storage, tiled flooring, tiled splashbacks, heated towel radiator, extractor, spotlights, mirrored wall storage and a frosted UPVC window to the rear aspect.

BEDROOM 2
10' 5" x 9' 3" (3.18m x 2.82m) A double bedroom overlooking the rear garden with UPVC window to the side aspect and radiator.

BEDROOM 3
10' 4 max" x 8' 9" (3.15m x 2.67m) With UPVC window overlooking the garden and radiator.

BEDROOM 4
10' 5" x 6' 7" (3.18m x 2.01m) With UPVC window to the side aspect, radiator and decorative wall panelling. The room could equally be utilised as a nursery, guest bedroom, dressing room or home office.









BATHROOM
Recently updated and fitted with a modern three piece suite comprising bath with mains shower over, WC and wash hand basin with vanity storage, Mermaid style wall boarding, tiled flooring, spotlights, extractor, LED illuminated mirror, heated towel radiator and frosted UPVC window to the rear aspect.

OUTSIDE
To the rear of the property there is a secure and spacious enclosed garden, predominantly laid to lawn and complemented by a raised decked seating area, ideal for outdoor entertaining. Access is available down both sides of the property, whilst double doors from the dining room provide direct access onto the patio and garden.
To the front there is driveway parking for two vehicles, a covered entrance porch, electric vehicle charging point and direct access to the garage.

GARAGE
16' 4" x 8' 1" (4.98m x 2.46m) A single garage benefiting from lighting, electricity and a boiler installed in 2021.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D (West Lindsey District Council).

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

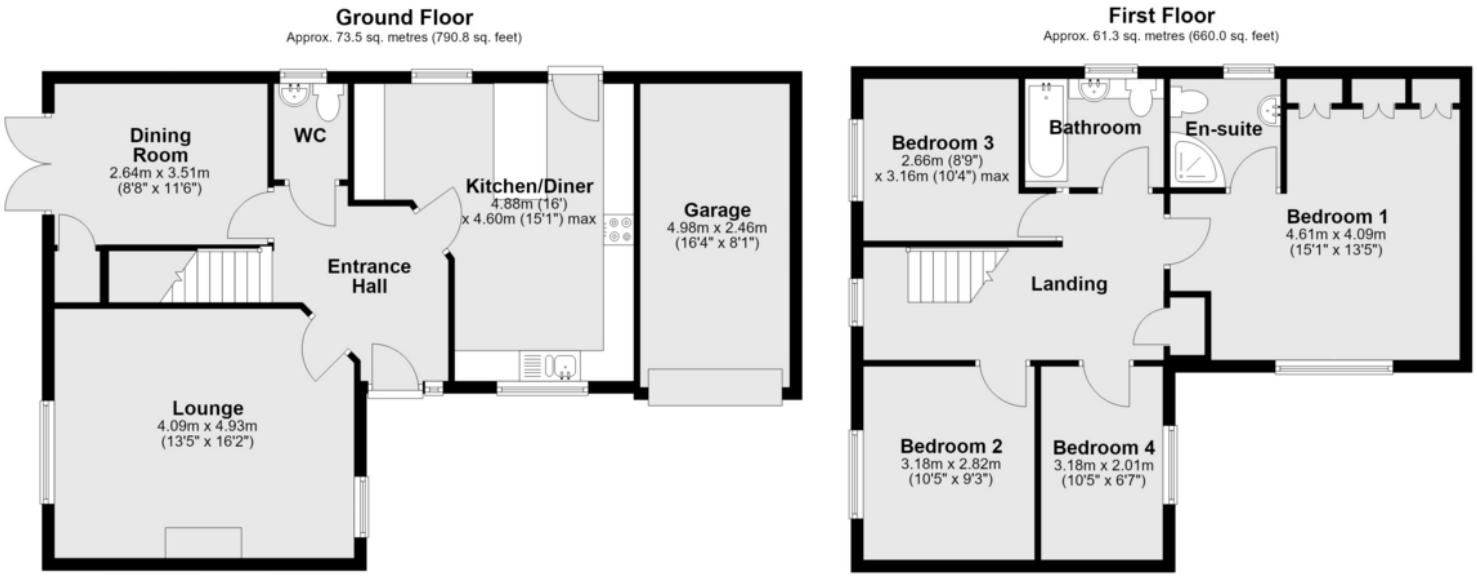
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Total area: approx. 134.8 sq. metres (1450.8 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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