



**28 Church Road, Saxilby,  
Lincoln, LN1 2HJ**



Book a Viewing!

**£550,000**

A rare opportunity to acquire this exceptional Four Bedroom Family Home, ideally positioned close to the heart of the highly sought after village of Saxilby. Beautifully presented throughout, the property has been extensively improved by the current owners to an outstanding standard, creating a spacious and versatile home perfectly suited to modern family living. The well planned accommodation briefly comprises a welcoming Entrance Hall, an elegant bay fronted Lounge, a separate Dining Room, a versatile Play Room and an impressive Open Plan Living Kitchen Diner forming the heart of the home. Complementing the Ground Floor is a Utility Room and a contemporary Shower Room. To the First Floor, the Landing provides access to Three well proportioned Bedrooms, a Study, a Family Bathroom and a separate WC. Occupying the entire Second Floor is a superb Principal Bedroom suite, complete with a modern En-suite Shower Room, offering a peaceful and private retreat. The property occupies a generous non estate plot of approximately 0.27 acres (STS). To the front there is a lawned garden is complemented by a substantial block paved and gravelled driveway providing ample off-street parking for numerous vehicles. The generous enclosed rear garden offers an excellent space for families and entertaining, with extensive lawned areas, mature planting and seating areas. Further benefits include a single garage and an adjoining Workshop. Homes of this quality, size and location rarely become available. Early viewing is highly recommended to fully appreciate everything this outstanding family home has to offer.





#### LOCATION

Saxilby is a medium sized village to the West of Lincoln. The village offers a wide range of local amenities including schools, shop, public houses and train station. There are regular bus and train services in and out of Lincoln.

#### ACCOMMODATION

##### ENTRANCE HALL

A welcoming entrance hall with staircase rising to the first floor, radiator and tiled flooring.

##### LOUNGE

12' 11" x 11' 11" (3.95m x 3.64m) With double glazed bay window to the front aspect, open fire within decorative fire surround and radiator.

##### DINING ROOM

14' 0" x 12' 0" (4.27m x 3.66m) With double glazed window to the front aspect, open fire within decorative fire surround and radiator.

##### PLAY ROOM

12' 2" x 10' 7" (3.71m x 3.24m) With storage cupboard, laminate flooring and radiator.



#### OPEN PLAN LIVING KITCHEN DINER

22' 10" x 22' 4" (6.96m x 6.82m) A spectacular open plan Living Kitchen/Dining Room, thoughtfully designed as the heart of the home and finished to an exceptional standard. The bespoke kitchen is fitted with an extensive range of contemporary wall and base units, beautifully complemented by Kashmir White granite work surfaces. A comprehensive suite of integrated Bosch appliances includes four ovens, a combination microwave, pizza oven, induction hob with extractor canopy, dishwasher, fridge and wine fridge. The impressive central island incorporates an inset sink with a Quooker instant boiling water tap, breakfast bar seating and a separate stainless steel sink with mixer tap over. The living area is centred around a striking 6kW Charnwood multi-fuel stove, set on a millstone hearth within an exposed brick fireplace, creating a stunning focal point. Expansive five metre bi-folding doors seamlessly connect the interior with the rear garden, while a large picture window with a bespoke window seat and additional Velux roof window flood the room with natural light. Further enhanced by three contemporary tall radiators and solid oak flooring throughout, this exceptional space is perfectly designed for both everyday family living and effortless entertaining.

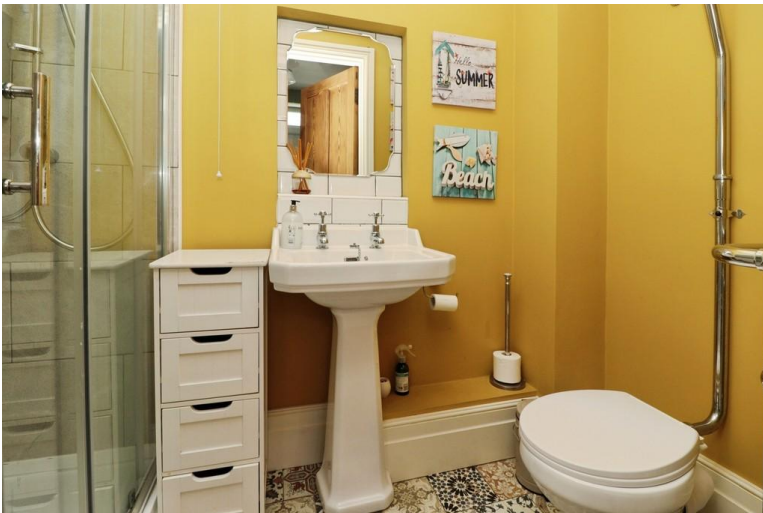


#### UTILITY ROOM

With spaces for washing machine and tumble dryer, Belfast sink, tiled flooring, radiator and door to the garden.

#### SHOWER ROOM

Fitted with a three piece suite comprising of a shower cubicle, high level WC and pedestal wash hand basin, radiator, tiled flooring and splashbacks.



#### FIRST FLOOR LANDING

With staircase to the second floor and radiator.

#### BEDROOM 2

12' 8" x 11' 10" (3.87m x 3.63m) With double glazed window to the front aspect, decorative fireplace, fitted wardrobe and radiator.

#### BEDROOM 3

14' 0" x 12' 0" (4.29m x 3.66m) With double glazed window to the front aspect, decorative fireplace, exposed floorboards and radiator.

#### BEDROOM 4

12' 0" x 11' 0" (3.66m x 3.37m) With double glazed window to the rear aspect, fitted wardrobes and radiator.



#### STUDY

6' 11" x 5' 2" (2.13m x 1.59m) With double glazed window to the side aspect, laminate flooring and radiator.

#### BATHROOM

9' 10" x 8' 0" (3.00m x 2.45m) Fitted with a three piece suite comprising of a corner bath tub, shower cubicle, close coupled WC and pedestal wash hand basin, radiator, tiled splashbacks, exposed floorboards and double glazed window to the side aspect.



#### SEPARATE WC

With close coupled WC, wash hand basin, tiled flooring and splashbacks and double glazed window to the rear aspect.

#### SECOND FLOOR LANDING

With storage cupboard.

#### BEDROOM 1

12' 6" x 11' 10" (3.82m x 3.61m) With two Velux windows and radiator.

#### EN-SUITE

With shower cubicle and wash hand basin in a vanity style unit, exposed floorboards and radiator.

#### OUTSIDE

Occupying a wonderful plot of approximately 0.27 acres (STS), the property enjoys beautifully maintained gardens and generous outside space. To the front there is a substantial block paved and gravelled driveway provides ample off-street parking for multiple vehicles, complemented by a lawn with mature shrubs. The private rear garden has been thoughtfully arranged into a number of distinct areas. The main garden is predominantly laid to lawn and features an extensive paved seating terrace, ideal for outdoor entertaining, together with mature shrubs and well stocked flowerbeds. Beyond, accessed through a gated opening, is a further garden area offering an excellent range of vegetable plots, fruit trees, established shrubs and colourful flowerbeds, creating a superb space for keen gardeners and families alike.



#### GARAGE

16' 1" x 9' 6" (4.92m x 2.91m) With an up-and-over door to the front and window to the side.

#### WORKSHOP

25' 9" x 9' 4" (7.85m x 2.86m) With UPVC entrance door, double glazed windows to the side and rear aspects, Belfast sink unit, light and power.



#### KEY FACTS FOR BUYERS

#### SERVICES

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – D.**

**LOCAL AUTHORITY -** 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](http://mundys.net)

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**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.

**GENERAL**

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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

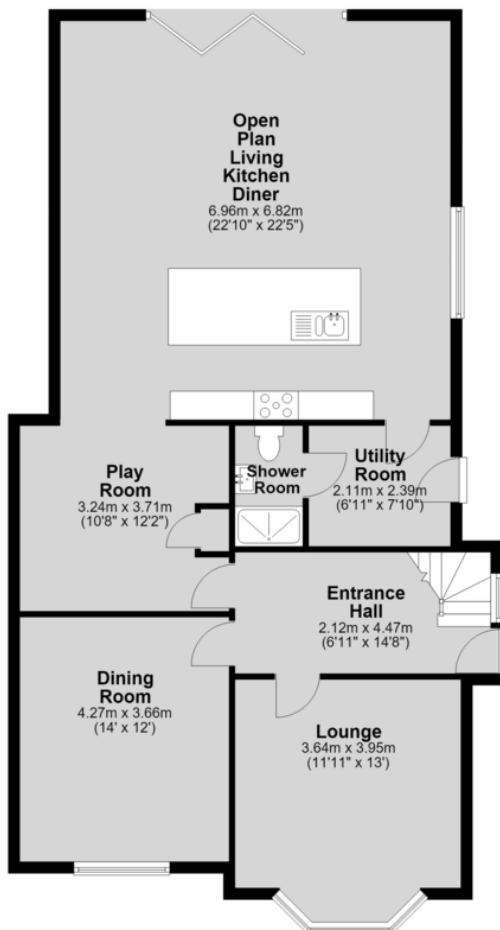
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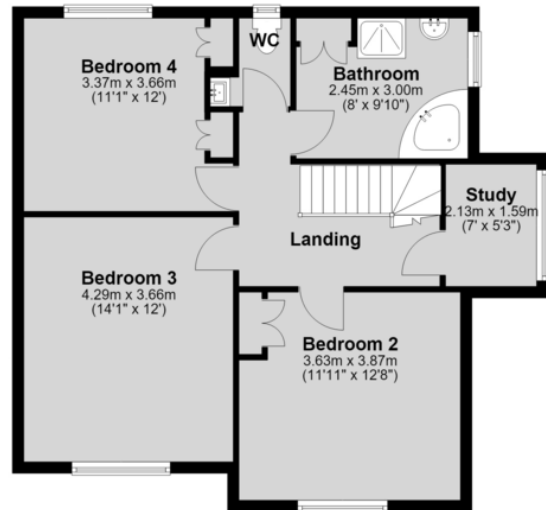
### Ground Floor

Approx. 109.7 sq. metres (1180.8 sq. feet)



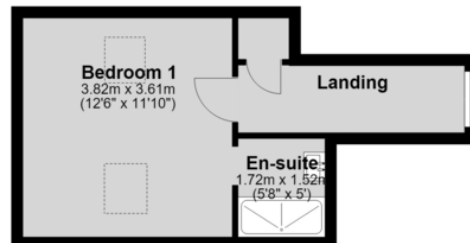
### First Floor

Approx. 64.9 sq. metres (698.4 sq. feet)



### Second Floor

Approx. 22.3 sq. metres (240.3 sq. feet)



Total area: approx. 196.9 sq. metres (2119.5 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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

