



50 Meadow Rise

Saxilby, LN1 2HW



Book a Viewing!

£279,950

Situated within the ever popular village of Saxilby, this spacious three bedroom detached bungalow occupies an excellent plot and offers versatile single storey accommodation complemented by a particularly generous rear garden.

The property is well presented throughout and benefits from new carpets, a welcoming lounge with multi-fuel burner, fitted kitchen/diner, additional sunroom, three bedrooms, modern bathroom, utility area, WC and an attached single garage. The loft is also boarded and insulated with light and power, providing excellent additional storage.

Externally, the property really comes into its own, with an attractive lawned frontage, driveway parking, attached garage and a substantial enclosed rear garden offering plenty of space for gardening, entertaining and enjoying the outdoors.

Offered for sale with No Onward Chain, this is an excellent opportunity for buyers looking for a spacious and well positioned detached bungalow within one of Lincoln's popular surrounding villages.





LOCATION

Meadow Rise is situated within the popular and well-established village of Saxilby, approximately six miles from the historic city of Lincoln. The village offers an excellent balance between a sociable village environment, everyday amenities and convenient access to the surrounding countryside.

Saxilby benefits from a good range of local facilities, including convenience shops, pubs, a village hall and primary school, while the village's railway station provides a particularly useful transport connection. The surrounding area also offers plenty of opportunities for countryside walks and enjoying a more rural lifestyle.

For those needing to travel further afield, the village is well positioned for road access towards Lincoln and the wider road network, including connections towards the A46 and A57, making it a convenient base for commuters while retaining the appeal of village living.

With its combination of local amenities, transport connections, countryside and community facilities, Saxilby remains a particularly attractive choice for buyers looking to enjoy village life within easy reach of Lincoln.

ENTRANCE HALL

A welcoming entrance hall accessed through a glazed composite entrance door with accompanying side window, allowing plenty of natural light into the space. Further benefits include a radiator and useful sliding door cloakroom storage.



LOUNGE

15' 7" x 11' 6" (4.75m x 3.51m) A comfortable front facing reception room featuring a large bay-style UPVC window to the front aspect, creating a bright and welcoming living space. A particular feature of the room is the multi-fuel burner with inset and mantel surround, providing an attractive focal point. Further benefits include a radiator.

KITCHEN/DINER

11' 6" x 9' 7" (3.51m x 2.92m) A spacious fitted kitchen/diner offering a comprehensive range of wall and base units with ample worktop space, stainless steel sink with mixer tap, electric oven, electric hob and extractor over, spaces for a freezer, washing machine and dishwasher, tiled flooring, tiled splashbacks, radiator and UPVC windows to both the side and rear aspects, providing plenty of natural light. There is also ample space for dining furniture, creating a practical room for everyday meals and entertaining.

SUN ROOM

9' 8" x 8' 1" (2.95m x 2.46m) A useful additional reception space overlooking the garden, UPVC windows to both the rear and side aspects creating a light and pleasant environment. With laminate flooring, radiator and a door providing direct access onto the rear garden.

UTILITY AREA

With UPVC window to the side aspect and the added convenience of internal access into the attached garage.

CLOAKROOM/WC

Fitted with a WC and wash hand basin, radiator and wall mounted gas combination boiler.

HALL

With access to the principal rooms within the bungalow, access to the loft space, which is boarded and insulated and benefits from light and power, offering excellent additional storage.

BEDROOM 1

9' 7" x 9' 7" (2.92m x 2.92m) A well proportioned front facing double bedroom with UPVC window to the front aspect, radiator and useful built-in wardrobe storage.

BEDROOM 2

9' 7" x 9' 7" (2.92m x 2.92m) A further double bedroom positioned to the rear of the bungalow with UPVC window overlooking the rear garden, radiator and built-in wardrobe storage.

BEDROOM 3

8' 7" x 6' 1" (2.62m x 1.85m) A versatile third bedroom with UPVC window to the side aspect and radiator. Depending on the requirements of the new owners, the room could equally lend itself to use as a guest bedroom, home office, hobby room or nursery.

BATHROOM

A modern fitted bathroom comprising panelled bath with electric shower over, WC and wash hand basin with useful built-in vanity storage, tiled splashbacks, water resistant flooring, chrome heated towel radiator, spotlights and a frosted UPVC window to the side aspect, a built-in airing cupboard providing additional storage and housing a radiator.





GARAGE

16' 2" x 7' 10" (4.93m x 2.39m) An attached single garage with electric roller shutter door, window to the side aspect and internal pedestrian access into the property. The garage also houses the property's fuse board and meters and provides useful secure parking or additional storage.

OUTSIDE

The property occupies an excellent plot and is approached over a concrete driveway providing off-road parking for two vehicles and leading directly to the attached single garage.

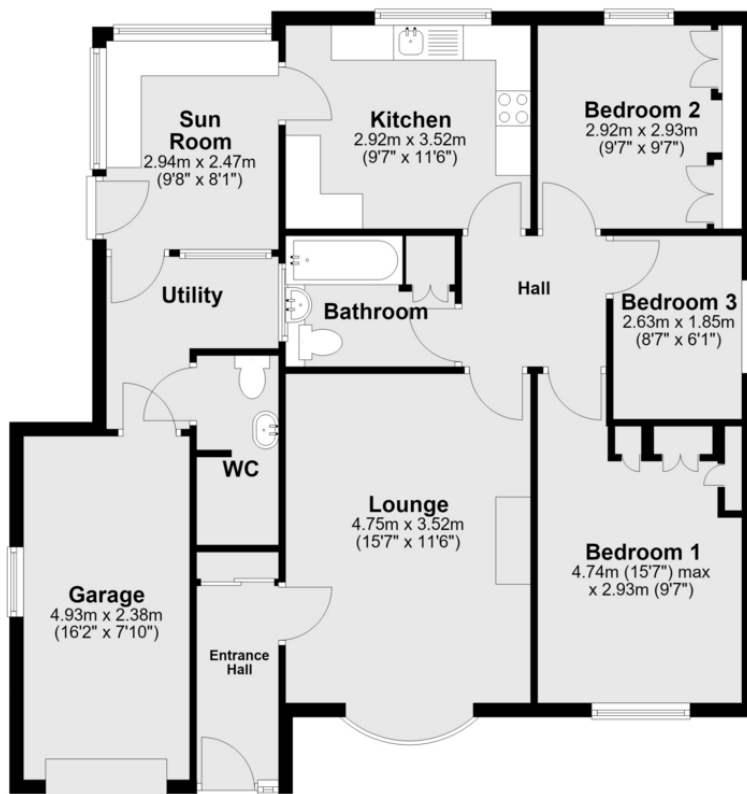
The front garden is predominantly laid to lawn, while pedestrian access to the side provides a convenient route through to the rear garden.

The generous rear garden is a particular highlight of the property, providing an excellent amount of outdoor space and making the bungalow particularly appealing to keen gardeners or buyers simply wanting room to enjoy the outdoors.

The garden is predominantly laid to lawn and benefits from secure boundaries, raised planting beds, garden sheds and concrete pathways, outside tap and external power sockets, while the sunroom provides a natural connection between the bungalow and garden.

Ground Floor

Approx. 96.7 sq. metres (1040.8 sq. feet)



Total area: approx. 96.7 sq. metres (1040.8 sq. feet)

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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

TENURE – Freehold.

VIEWINGS – By prior appointment through Mundys.

BROADBAND – Check the broadband available for this property – [Broadband Checker](#)

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NOTE

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- All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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