

5 Nursery Close

Saxilby, LN1 2JD

Book a Viewing!

£265,000

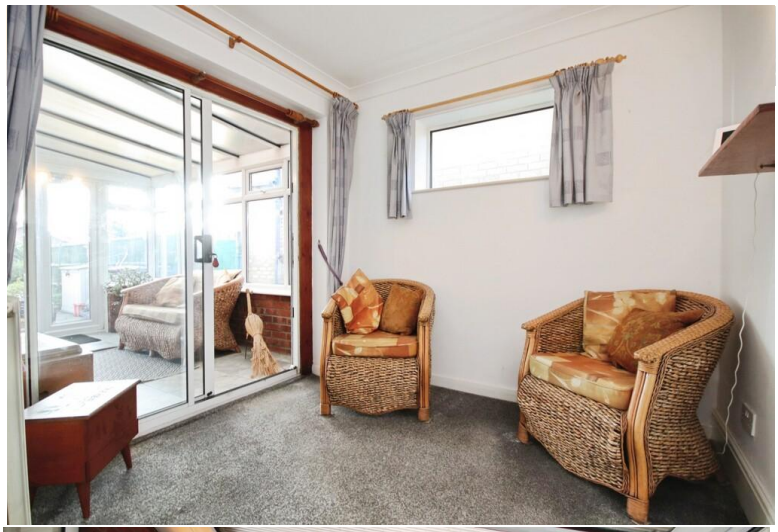
Three Bedroom Detached Bungalow offered for sale with no onward chain, occupying a quiet cul-de-sac position within the popular village of Saxilby. Well maintained throughout, the property benefits from a modern fitted kitchen, sun room and conservatory, whilst also offering buyers scope to further personalise and put their own stamp on the accommodation. The accommodation comprises of an entrance hall, lounge/diner, kitchen, utility room, sun room, conservatory, three bedrooms, bathroom, attached garage and gardens to the front and rear.





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LOCATION

Saxilby is one of the area's most sought-after villages, offering an excellent balance between village living and convenient access to Lincoln. Situated approximately six miles from the city, the village is particularly popular with buyers looking for a strong community feel whilst retaining excellent transport connections and a wide range of everyday amenities on the doorstep. The village is exceptionally well served, with a Lincolnshire Co-op Food Store, Post Office, pharmacy, doctors' surgery, cafés, independent shops, Tony Arber Butchers and The Sun Inn all located within the village itself. 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 rail connections towards Lincoln, Doncaster and Sheffield, while 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, together with a dedicated cycle and footpath route connecting Saxilby to Lincoln via Burton Waters, making it an excellent location for those who enjoy both the outdoors and convenient city access.









ACCOMMODATION

ENTRANCE HALL
Accessed via a glazed entrance door with accompanying side window, with radiator and access through to the accommodation.

UTILITY ROOM
A useful separate utility space with UPVC window to the front aspect, plumbing and electrical provision for a washing machine and additional storage. The room also houses the wall mounted gas boiler.

KITCHEN
12' 4 max" x 10' 6" (3.76m x 3.2m) A modern fitted kitchen with a range of base and wall mounted cupboard units complemented by tiled splashbacks and tiled flooring. Features include a 1 ½ bowl stainless steel sink with mixer tap, gas hob with extractor over, breakfast bar and space for a fridge/freezer. Further benefits include a UPVC window to the side aspect and radiator.

LOUNGE/DINER
19' 8" x 15' 6 max" (5.99m x 4.72m) A spacious front facing reception room with UPVC window to the front aspect, radiator and feature fireplace incorporating a gas fire. There is ample room for both lounge and dining furniture, while the space flows naturally between the kitchen, sun room and bedroom accommodation.

INNER HALLWAY
Providing access to all three bedrooms and the bathroom, together with useful internal storage and access to the loft space.

BEDROOM 1
11' 8" x 10' 6" (3.56m x 3.2m) A rear facing double bedroom with UPVC window overlooking the garden, radiator and built-in wardrobe storage.

BEDROOM 2
10' 6" x 8' 8" (3.2m x 2.64m) A further double bedroom with UPVC window to the rear aspect and radiator.

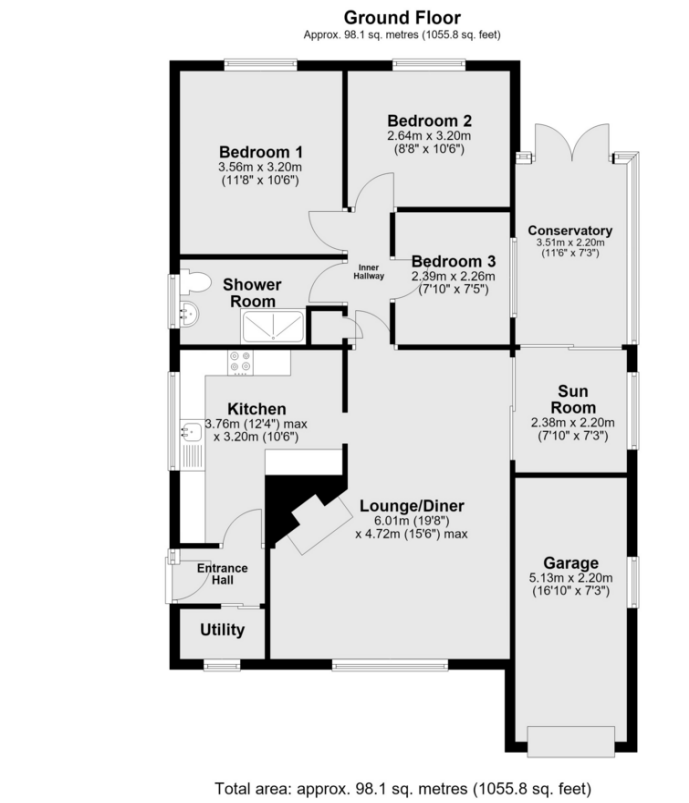
BEDROOM 3 7' 10" x 7' 5" (2.39m x 2.26m) A versatile third bedroom with radiator and internal UPVC window overlooking the conservatory. The room would also work well as a nursery, home office, hobby room or guest bedroom.

SHOWER ROOM
Fitted with a three piece suite comprising shower cubicle with electric shower, WC and wash hand basin.
Further benefits include tiled splashbacks, flooring, radiator and a frosted UPVC window to the side aspect.

SUN ROOM
7' 10" x 7' 3" (2.39m x 2.21m) A useful additional reception space accessed from the lounge/diner with radiator and UPVC window to the side aspect. The room also provides access through to the conservatory.







Total area: approx. 98.1 sq. metres (1055.8 sq. feet)

CONSERVATORY
11' 6" x 7' 3" (3.51m x 2.21m) Of half brick and UPVC construction with tiled flooring and radiator. Double doors open directly onto the rear garden, providing an excellent connection between the indoor and outdoor spaces.

GARAGE
16' 10" x 7' 3" (5.13m x 2.21m) An attached single garage with manual up-and-over door, side window, lighting and electricity.

OUTSIDE
The property occupies a generous plot with attractive gardens to both the front and rear. To the rear there is a secure enclosed garden designed with ease of maintenance in mind, incorporating paved patio areas, gravelled seating spaces, raised beds, mature planting, established trees, an outside tap and a useful garden shed. There is access down both sides of the bungalow, while the conservatory provides direct access onto the garden. To the front, a generous gravelled garden is complemented by driveway parking, an additional seating area and direct access to the attached garage.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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

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

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 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 are 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.

The Property Ombudsman