

6 Bramble Way, Saxilby,

Lincoln, LN1 4AD

Book a Viewing!

£425,000

A beautiful example of a modern family home, built by the renowned local builders Lindum Homes, situated in the popular village of Saxilby. Positioned on a generous corner plot, the property has been greatly improved by the current owners and offers well appointed living accommodation comprising a lounge, WC, modern fitted dining kitchen leading into an open plan garden room, utility room, converted garage providing a store, four well appointed bedrooms with an en-suite shower room to bedroom one and a luxury family bathroom. Outside, the property is approached via a block paved driveway providing off-street parking and an EV charger, with views over the village green area. The rear garden has been landscaped to provide a paved seating area, lawn, flowerbeds, gravelled areas, decking and a summer house, with space for a hot tub to the side.





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LOCATION
Saxilby sought after 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

INNER HALLWAY
With a UPVC door to the front, laminate flooring, radiator and stairs rising to the first floor landing.

LOUNGE
16' 0" x 10' 8" (4.89m x 3.26m) With a UPVC bay window to the front, radiator, feature acoustic wall panels and an electric fire with marble hearth and surround and radiator.

WC
With laminate flooring, WC, wash hand basin, partially tiled walls and radiator.

GARDEN ROOM
20' 10" x 8' 2" (6.37m x 2.49m) Providing space for a dining table and sofa, with radiator, UPVC window and double doors opening onto the rear garden.









KITCHEN/DINER
9' 6" x 16' 8" (2.92m x 5.09m) With UPVC windows overlooking the rear garden, fitted with a range of modern base units and drawers, granite work surfaces, integral electric induction hob with extractor above, 1 1/2 bowl stainless steel sink with mixer tap and granite drainer, integral fridge freezer, dishwasher, double oven and grill, wall mounted cupboards and complementary splashbacks. There is also a breakfast bar, radiator and access leading into the dining area and garden room.

UTILITY ROOM
With a UPVC door to the side, spaces for a washing machine and tumble dryer, extractor fan, work surface, wall mounted cupboards and complementary splashback.

LANDING
With a UPVC window to the side, access to the roof void and radiator.

BEDROOM 1
16' 11" x 10' 8" (5.17m x 3.26m) With a UPVC window to the front, radiator, fitted bedroom furniture and door leading to the en-suite shower room.

EN-SUITE
With UPVC window to the front, fully tiled walls and a suite comprising shower, WC, wash hand basin with vanity cupboards and towel radiator.

BEDROOM 2
9' 7" x 12' 11" (2.94m x 3.94m) With UPVC window overlooking the rear garden, radiator and feature acoustic wall panels.

BEDROOM 3
9' 2" x 11' 11" (2.81m x 3.64m) With a UPVC window to the rear and radiator.

BEDROOM 4
8' 10" x 11' 1" (2.701m x 3.40m) With a UPVC window to the front, radiator and space for a study table.

BATHROOM
With a panelled bath with shower over, WC, wash hand basin with vanity cupboard, fully tiled walls and extractor fan.

OUTSIDE
To the front there is a block paved driveway providing off-street parking and an EV charger, decorative gravel beds, flowerbeds and a hedge to the front boundary.
To the backside of the property there is an area suitable for a hot tub and a pergolas. To the rear of the property, the landscaped garden provides a paved seating area, lawn, flowerbeds, gravelled areas and decking leading to the summer house.

STORE/GARAGE
9' 7" x 9' 0" (2.93m x 2.75m) With lighting and a wall mounted gas central heating boiler. The space is separated from the remainder of the garage by a wooden panel, allowing it to be used as a store while retaining the potential to reinstate the full garage space if required.

SUMMER HOUSE
12' 3" x 8' 11" (3.74m x 2.74m) With double doors and windows to the front, additional windows to the side and lighting.





SERVICES
All mains services available. Gas central heating.

EPC RATING –B.

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.

Annual Service Charge Amount - £120.00

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

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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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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https://www.mundys.net/referrals/

BUYING YOUR HOME
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 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

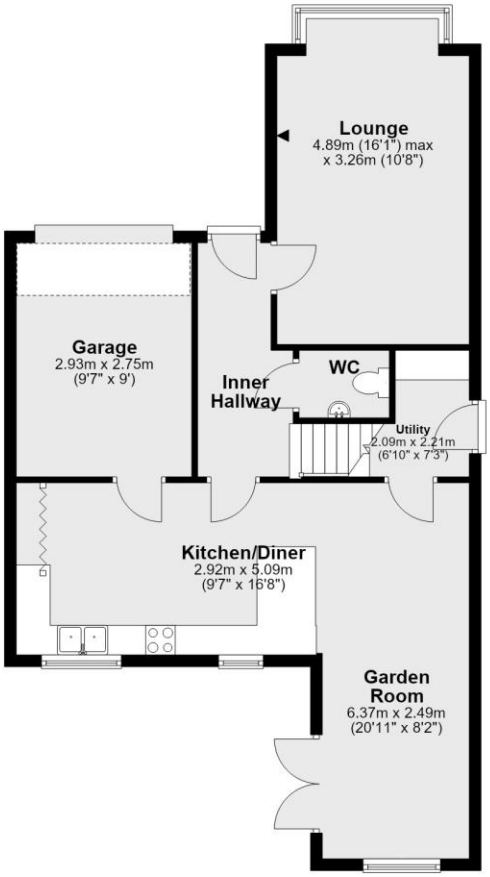
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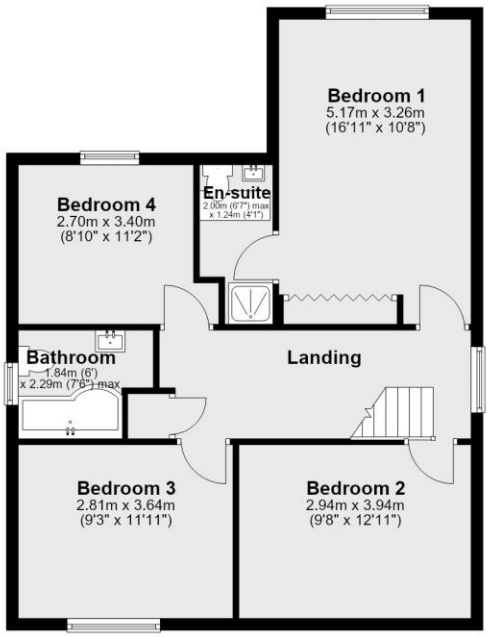


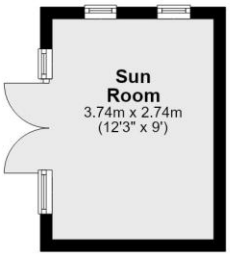


Ground Floor



First Floor





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Plan produced using PlanUp.

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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The Property Ombudsman