



King & Co.

24 MANOR ROAD, SAXILBY, LN1 2HP
£275,000





SUMMARY

An attractively presented three bedroom detached bungalow situated within this popular and well served village. Manor Road is ideally situated in the village; being within walking distance, for most, from a wide range of local amenities including Cooperative food store, Post Office, take away restaurants, primary school and a train station giving a direct rail route to the nearby City of Lincoln.

The property enjoys a spacious south facing plot, modern kitchen, bathroom and decor throughout.

BREAKFAST KITCHEN

21' 11" x 10' 3" (6.70m x 3.13m) Enjoying modern contemporary units throughout including;

A comprehensive range of fitted units to eye and base level; fitted "Stoves" oven and grill to eye level, 4 ring stainless steel gas "Neff" hob inset to work surface, space for tall standing fridge freezer to one end; space under work surface level for dishwasher, washing machine and tumble dryer.

Also with; fitted breakfast bar to one end having larder style fitted storage cupboards adjacent, door to side



elevation leading out to the driveway with carport, 12 flush ceiling down lighters, radiator and tiled flooring.

LOUNGE

20' 1" x 11' 7" (6.14m x 3.55m) Window to front elevation, log burner inset to chimney breast, two radiators, coving and fitted carpet.

BEDROOM 1

11' 11" x 10' 4" (3.65m x 3.16m) Window to rear elevation looking out to the south facing rear garden, radiator, fitted shelving to one wall and carpet.

BEDROOM 2

10' 4" x 10' 0" (3.17m x 3.05m) Sliding patio doors to rear elevation allowing access to the adjacent conservatory, coving, radiator and carpet.

BEDROOM 3

8' 10" x 9' 4" (2.71m x 2.87m max) With a westerly outlook, radiator and carpet.

INNER HALLWAY

Access to loft space, fitted cupboard housing wall hung Worcester gas fired boiler with radiator below and carpet.

CONSERVATORY

10' 11" x 7' 4" (3.35m x 2.25m) Brick dwarf wall and UPVC construction; door to side elevation allowing access out to the rear garden, power and carpet.

BATHROOM

With modern white suite including; P-shaped bath with chrome mixer shower unit over, pedestal wash hand basin, close couple WC, chrome ladder effect heated towel rail, appropriate wall tiling and vinyl flooring

WC

Accessed via the inner hallway, it offers close couple WC, wall hung wash hand basin, chrome ladder effect heated towel rail and vinyl flooring.

OUTSIDE

A concrete driveway extends down one side of the property creating generous off-street parking and having carport to one end. Abutting is access to the attached;

Garage (5.62m x 2.59m)

Up and over door and side pedestrian door.

The property boasts a spacious south facing rear garden.





Having paved patio area standing adjacent to the conservatory providing an alfresco dining area, while leading onto a laid to lawn area having mature borders to either side with boundaries made up of a mixture of mature hedging and timber fencing.

Also with greenhouse and two exterior water taps.

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

EPC rating D

Council tax band B

