



King & Co.
ESTATE AGENTS

33 CHURCH LANE, SAXILBY, LN1 2PE
£415,000





This spacious high-quality modern home is entered via glazed panelled timber door opening to;

ENTRANCE HALL

Being spacious it offers staircase rising to first floor, under stairs storage cupboard and hard wood flooring.

SITTING ROOM

24' 0" x 16' 1" (7.32m x 4.92m max) Enjoying views to front and rear aspects of the property the latter being through UPVC double doors allowing access out to the rear garden, woodburning stove inset to chimney breast with brick surround, slate tiled hearth and timber mantle, three wall light points and hard wood flooring.

DINING KITCHEN

18' 3" x 14' 4" (5.58m x 4.38m) Being open plan the kitchen area boasts a comprehensive range of quality contemporary units with granite worktops. Having stainless steel sink inset to work surface with etched drainer having units below while the worksurface extends down one wall having four ring electric Neff hob inset with pan drawers, cupboards and integral dishwasher below.

Opposite is a further worksurface doubling up as a four seater breakfast bar having units below and with further contrasting storage unit to separate wall housing stainless steel Neff oven and grill with integral fridge to one side and larder cupboard opposite.



Also with, generously proportioned dining area, UPVC door to side elevation, eight flush ceiling down lighters, fitted pantry currently being used as a micro office, tiled flooring and being open to;

FAMILY ROOM

11' 0" x 14' 3" (3.36m x 4.36m) Enjoying attractive and mature views out to the enclosed rear garden via window to rear elevation and separate UPVC double doors allowing access to the rear garden patio; TV aerial point, and hard wood flooring.

UTILITY ROOM

7' 4" x 9' 0" (2.26m x 2.75m) With fitted worksurface to majority of one wall having double cupboards below and stainless steel sink and drainer inset. Space for both automatic washing machines and tumble dryer below work surface level. Also with door to adjacent double garage, appropriate wall tiling and tiled flooring.

WC

Having low-level WC, wall hung wash hand basin with splashback tiling, window to side elevation with part obscure glazing and tile flooring.

GALLERIED LANDING

Being spacious it offers window to front elevation having space beneath for desk/working area, fitted airing cupboard housing hot water cylinder, access to loft space, radiator and fitted carpet.



BEDROOM 1

13' 10" x 15' 8" (4.23m x 4.80m reducing to 3.79m) Boasting attractive views to rear elevation looking out over the enclosed rear garden, radiator, carpet and door to;

ENSUITE

Enjoying a range of modern contemporary units including low-level WC, wall hung wash hand basin, oversized shower enclosure with chrome mixer shower unit having drench head and separate showerhead, chrome ladder effect heated towel rail, window to side elevation, appropriate wall tiling and tiled flooring.



BEDROOM 2

13' 7" x 10' 8" (4.15m x 3.27m max) Having window to rear elevation, radiator and fitted carpet

BEDROOM 3

9' 6" x 11' 3" (2.91m x 3.44m) Having window to rear elevation, radiator and fitted carpet.

BEDROOM 4

12' 9" x 7' 10" (3.91m x 2.40m) With window to front elevation, radiator and fitted carpet.

FAMILY BATHROOM

11' 9" x 6' 11" (3.60m x 2.11m) Having four piece suite including panelled bath with chrome mixer taps, wall hung wash handbasin, low-level WC, double width shower enclosure with





chrome mixer shower unit and drench head and separate showerhead attachment, five flush ceiling down lighters, window to side elevation, radiator, ladder effect heated towel rail and appropriate wall tiling with contrasting floor tiling.

OUTSIDE

Victoria House is situated to the base of a small cul-de-sac that allows access to only three similar quality homes in total. A shared tarmac driveway gives access to the property and its neighbour whilst having a private gravelled parking area to the front elevation whilst also giving access to the;

DOUBLE GARAGE

16' 7" x 16' 2" (5.08m x 4.95m) Offering timber double outward opening doors to driveway, separate pedestrian door allowing access to the utility room, windows to front and side elevations, Vaillant gas fired central heating boiler, access to loft space, power and lighting.

A timber gate to the side elevation allows access down to the rear garden. Boasting paved patio area standing adjacent to the rear of the property allowing space for alfresco dining whilst giving access to a laid to lawn area which offers mature shrubs and plants to borders. To one side is a raised timber decked area also being used as an external dining area boasting a laid to bark children's play area with a mature and private backdrop.

Also with external double PowerPoint and water tap.

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.

TENURE

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

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

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.

