



# **3 Hughes Ford Way** Saxilby, Lincoln, LN1 2WB

# £385,000

This is a completely refurbished four bedroomed detached family home located in the popular village of Saxilby. The property has modern and stylish living accommodation to comprise of Entrance Hallway, Lounge, Dining Room, Conservatory, luxury fitted Kitchen, Utility Room/Side Entrance, WC and First Floor Landing leading to the Master Bedroom with a range of fitted wardrobes and En-Suite Shower Room, three further Bedrooms and a newly fitted Family Bathroom. Outside there is a lawned garden to the front with a block paved driveway to the side providing off road parking and giving access to the Garage. To the rear there is a further lawned garden.





**SERVICES** All mains services available. Gas central heating.

EPC RATING - C.

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

TENURE - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

# DIRECTIONS

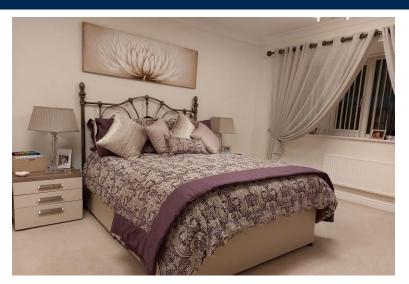
Head out of Lincoln on the A57 and upon entering the village of Saxilby, turn right on to Mill Lane. Proceed along and turn right on to Daubney Avenue and then turn right again on to Hughes Ford Way where the property can be located on the left hand side.

# LOCATION

Saxilby is a medium sized 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.













# ENTRANCE HALLWAY

With uPVC window and door to the front, stairs rising to the First Floor Landing, under stairs storage cupboard and doors leading to the Lounge and Kitchen.

## LOUNGE

17' 7" x 12' 1" (5.36m x 3.69m) With walk-in uPVC bay window to the front, archway leading to the Dining Room, fireplace and radiator.

#### DIN ING ROOM

12' 3" x 9' 8" (3.75m x 2.96m) With uPVC sliding doors to the Conservatory and radiator.

# **CONSERVATORY**

11' 10" x 9' 8" (3.62m x 2.96m) With uPVC windows and double doors to the rear garden, power and lighting.

#### KITCHEN

12' 3" x 15' 3" (3.75m x 4.66m) With two uPVC windows overlooking the rear garden, fitted with a range of modern wall, base units and drawers with work surfaces over and complementary tiling below, stainless steel sink unit and drainer, space for a Range cooker with extractor fan over, space for an American style fridge freezer, integral dishwasher, central island with breakfast bar, radiator, LED spotlights to ceiling and door to the Utility Room.

## UTILITY ROOM/SIDE ENTRANCE

With work surface and space for an automatic washing machine below, door to the WC and side entrance door.

# WC

With uPVC window to the side, partly tiled walls, WC, wash hand basin and radiator.

#### FIRST FLOOR LANDING

With doors to four Bedrooms, Family Bathroom and airing cupboard.

# MASTER BEDROOM

14' 1" x 11' 6" (4.31m x 3.51m) With door to the En-Suite, walk-in uPVC bay window to the front, radiator and fitted wardrobes.

# EN-SUITE

6' 7" x 6' 10" (2.02m x 2.10m) With uPVC window to the front, suite to comprise of shower, WC and wash hand basin, chrome towel radiator and partly tiled walls.

## **BEDROOM 2**

13' 6" x 11' 6" (4.12m x 3.51m) With uPVC window to the rear, radiator and fitted wardrobe.

### BEDROOM 3

 $8^{\prime}$  10" x 12' 11" (2.70m x 3.94m) With uPVC window to the rear, radiator and fitted wardrobe.

### **BEDROOM 4**

12' 4" x 9' 8" (3.77m x 2.96m) With uPVC window to the front and radiator.







# FAMILY BATHROOM

7' 11" x 6' 2" (2.42m x 1.89m) With uPVC window to the side, newly fitted suite to comprise of bath with shower over, WC and wash hand basin, radiator and tiled walls.

### OUTSIDE

To the front of the property there is a lawned garden with a block paved driveway to the side providing off road parking and giving access to the Garage. There is a side access gate leading to the rear garden which is principally laid to lawn with flower beds, paved areas and outside tap.

#### GARAGE

17' 7" x 9' 8" (5.36m x 2.96m) With up and over door to the front, power and lighting.

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www.mundys.net residential@mundys.net 01522 510044

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