



133 Mill Lane
Saxilby, Lincoln. LN1 2HN



133 Mill Lane, Saxilby



A truly 'Deceptive' chalet style home which has been greatly improved and extended by the current owners, set within 0.31 acre (sts). They have literally 'Raised the Roof' with this cherished home to add a First Floor, now providing a total of 3-4 bedrooms.

Step inside this 'Tardis' and prepare to be wowed, the space is amazing and the presentation is beautiful. An open tread oak staircase leads to two of the good-sized double bedrooms both with stunning white modern en-suites, one a bathroom and the other a shower room, The main bedroom also has a 'Juliette Balcony' with stunning and un-interrupted countryside views.

To the ground floor there is a re-fitted shower room; a modern, cream coloured 'high-gloss finish' kitchen/dining room with range of Neff appliances. Many other features have been added or improved including a new Gas Boiler in 2019 which is serviced yearly and for peace of mind a 10 year warranty. There is also 'Amtico' flooring in the garden room plus kitchen dining room and oak style doors throughout.

ACCOMMODATION

Entrance Porch approached via composite front door with double glazed and leaded inset. uPVC double glazed inner door to:

Reception Hall with open tread Oak staircase to the first floor; two Radiators. Oak style doors off to ground floor including:

Sitting Room having uPVC double glazed and double doors to the front garden; modern multi fuel stove with marble surround and coving.

Bedroom 3 with bay window to the frontage; radiator, ceiling light and power points.





Home Office/ Guest Bedroom with electrically operated Velux rooflight, fitted storage cupboards. Squared arch to:

Garden Room having Amtico flooring, triple bi-fold doors with garden and open countryside views; double radiator.

Large Kitchen/Dining Room having double glazed window to rear overlooking the rear garden and open countryside beyond with two double glazed windows to the side aspect; a comprehensive range of cream coloured 'high-gloss finish wall and base units plus larder units, one having useful pull-out drawers for additional kitchen storage. Integrated larder fridge and dishwasher, Neff electric oven, Neff Combi Microwave/Oven, Neff electric induction hob. Neff extractor hood. Encore cream coloured/crackle finish work surfaces, one and a half bowl sink unit and space for washing machine. Amtico flooring and cupboard housing the Gas Boiler.

Re-Fitted Ground Floor Shower Room with double glazed window to rear aspect; comprising a white suite of full width shower enclosure with electric shower fitting, glass screen. wash hand basin and low level WC. White vertical radiator, fully clad in the sparkly mermaid board.

First Floor - Landing with two Velux rooflight, walk in eaves storage and white modern radiator.

Main Bedroom having Juliette Balcony with far reaching garden and countryside views; double wardrobes with sliding doors and white modern radiator. Door to:-

En-Suite having Velux window; modern white suite of shower with monsoon and regular fittings, low level WC, wash hand basin, fully clad in the sparkly mermaid board.

Bedroom 2 with double glazed window to the front aspect; two double wardrobes with sliding doors and white modern radiator. Door to:

En-suite with Velux window, white panelled P shaped bath with shower fitting over and shower screen, low level WC, wash hand basin, fully clad in the sparkly mermaid board.

Front Garden having a long driveway providing parking, lawn, laurel hedging and paved patio area, plus pebbled area adjacent and





giving access to the Covered Car Port approached via double opening doors with access to:

Large Utility/Storage with uPVC entrance door and double glazed window to side aspect; light and electric.

Outside WC/Store Room adjoining the large utility/store room, approached via uPVC door with low level WC light and electric. There is a covered **Log Store** and insulated **Workshop(6m x 3.6m)** with work bench to one side, wash hand basin, light and electric.

Other outbuildings include: Summerhouse, timber Garden Shed, Greenhouse and Tool Store.

Stunning Rear Garden being a particular feature of this home with countryside and distant Cathedral views. Lovingly maintained with bonded resin patio area, large expanses of sculptured and manicured lawns; fruit enclosure which has produced raspberries, loganberries, strawberries, blueberry bushes and a pear tree. Four additional apple trees, a rockery and productive vegetable plot.

THE AREA

Saxilby lies approximately 6 miles to the North West of Lincoln, this home has far reaching and open views of the Cathedral plus open countryside. It is a bustling and thriving village with a great community feel, and in 2023 hosted the successful Saxilby Waterfront Festival. There are a large selection of local shops and businesses including a Co-Op, a selection of Local Shops, Vet, Doctors Surgery, Pubs and Food outlets or you can catch the train from the village station and head into Lincoln with a wider selection or travel further afield. Also regular bus service to Lincoln, Gainsborough and Scunthorpe.

West Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: tbc

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

Tel: 01522 538888;

Email: lincoln@robert-bell.org;

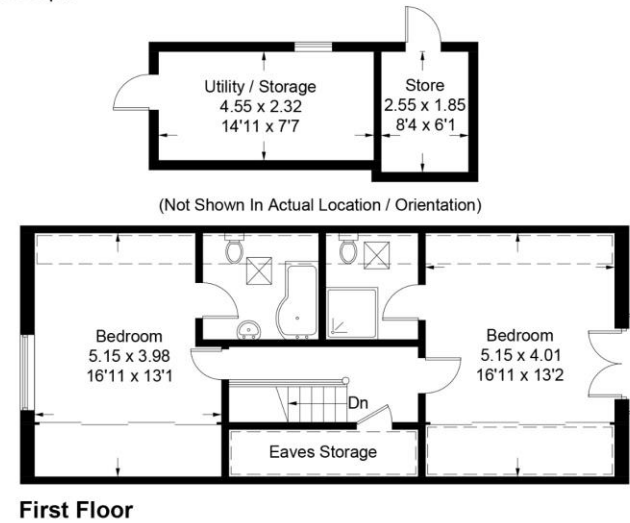
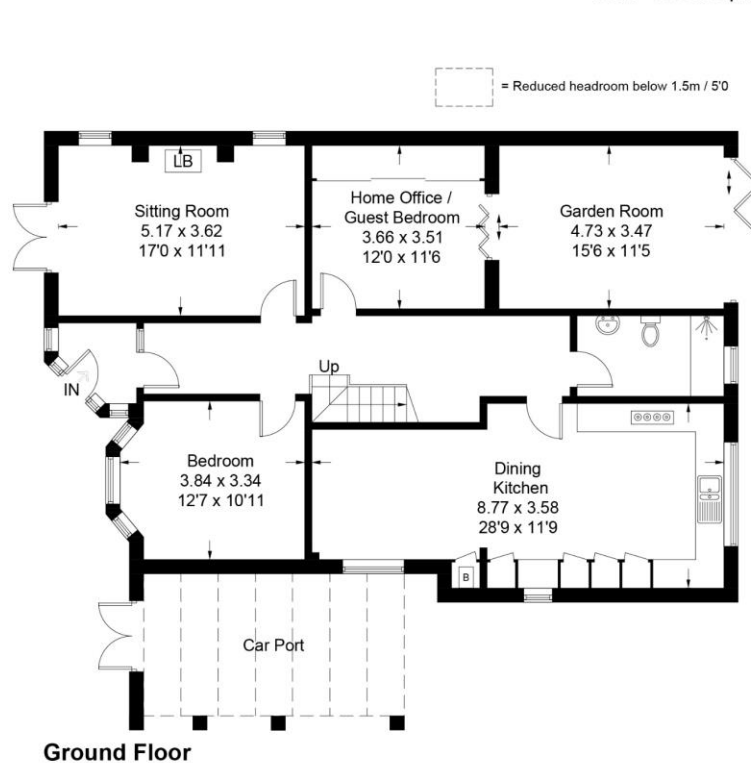
Website: <http://www.robert-bell.org> Brochure prepared 11.3.2024





133 Mill Lane

Approximate Gross Internal Area
 Ground Floor = 121.6 sq m / 1309 sq ft
 First Floor = 63.3 sq m / 681 sq ft
 Outbuildings = 15.2 sq m / 164 sq ft
 Total = 200.1 sq m / 2154 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln. LN2 1EH
 Tel: 01522 538888
 Email: lincoln@robert-bell.org

www.robert-bell.org

