



43 Church Lane
Saxilby, Lincoln. LN1 2PE

BELL



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Saxilby

This is a most appealing two/three-bedroom detached bungalow, which has clearly been a much-loved family home, featuring a quality conservatory and presented and appointed throughout to a very high standard.

The property benefits from excellent driveway parking, a good-sized garage, and a delightful, well-stocked landscaped rear garden which certainly catches the eye. The grounds extend to approximately 0.14 of an acre (sts) and enjoy a pleasant position within this popular residential area of one of Lincoln's most sought-after villages. Saxilby lies approximately 6 miles to the north-west of Lincoln and is a thriving, well-served village with a strong community atmosphere. The village offers an excellent range of everyday amenities including a Co-op supermarket, independent shops, cafés, public houses, a doctor's surgery, pharmacy, veterinary practice and a well-regarded primary school.



ACCOMMODATION

Entrance Hall having uPVC obscure double glazed main entrance door, built in boiler cupboard containing the Ideal gas fired central heating boiler, built in linen cupboard, access to roof space, coving and radiator.

Large Breakfast Kitchen of excellent proportions, having a very pleasant westerly outlook over the front garden and the driveway; a very attractive range of contemporary design style base, drawer and wall units, fitted work surface area with single drainer one and a half bowl stainless steel sink unit inset, space for laundry



Good sized Lounge a former bedroom with a pleasant westerly view from the bow window out over the front garden; having fitted electric fire with an attractive moulded fireplace surround; coving, and radiator.

Family Shower Room comprising; corner shower cubicle with appropriate Mira shower fitting and mermaid board style splash back to full height, wash hand basin with vanity top set on either side and cupboard space, as well as a tier of three drawers beneath and low level WC with concealed cistern. Tiling to all walls to full height, ladderback style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Bedroom 3 with a pleasant outlook over the driveway; having been utilised as a dressing room in recent times; with coving and radiator.

Bedroom 1 having a delightful view out over the landscaped rear garden to the east; a comprehensive range of fitted bedroom furniture comprising of wardrobe space with dressing mirror panelled doors, bedside chest of drawers with wall cupboard space above to the bed head area and chest of drawers across one wall in part; coving and radiator.

Large Sitting Room/Bedroom 2 with an easterly view from the French doors providing access to the adjoining conservatory out towards the rear grounds; solar light tubes to ceiling, coving, and radiator.

Quality Conservatory having a most appealing outlook over the delightful landscaped rear grounds, high pitched ceiling level, tiled floor, radiator and wall light fitting.

OUTSIDE

The bungalow is approached from the roadside across a predominantly paved and gravel driveway which provides more than ample parking for both family visitors, as well as access to the attached **Garage** with up and over door, light fitting and power point.

The front garden has been laid to lawn and enclosed along the southern and western boundaries by attractive mature mixed hedging. There are pedestrian gates set





down both the southern and northern boundaries providing access to the rear.

The garden is delightfully landscaped with a large paved and gravel patio seating area onto which the French doors of the conservatory open, with accompanying shaped lawns and meandering paved and gravelled pathway set in between block paved edged flowerbeds and borders containing a profusion of mature shrubs and flowering plants, that certainly catch the eye. There are sheltered private gravelled and paved seating/patio areas set to the north eastern and south eastern corners of the garden respectively; and outside water tap.

THE AREA

A particular feature of Saxilby is its railway station, providing convenient links into Lincoln and onwards connections, making it an attractive location for commuters. There are also regular bus services to Lincoln, Gainsborough and Scunthorpe.

The village is set alongside the Fossdyke Canal—one of the oldest canals in the country—offering pleasant waterside walks and leisure opportunities, further enhancing its appeal as a lifestyle location combining village charm with excellent connectivity.

West Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING:

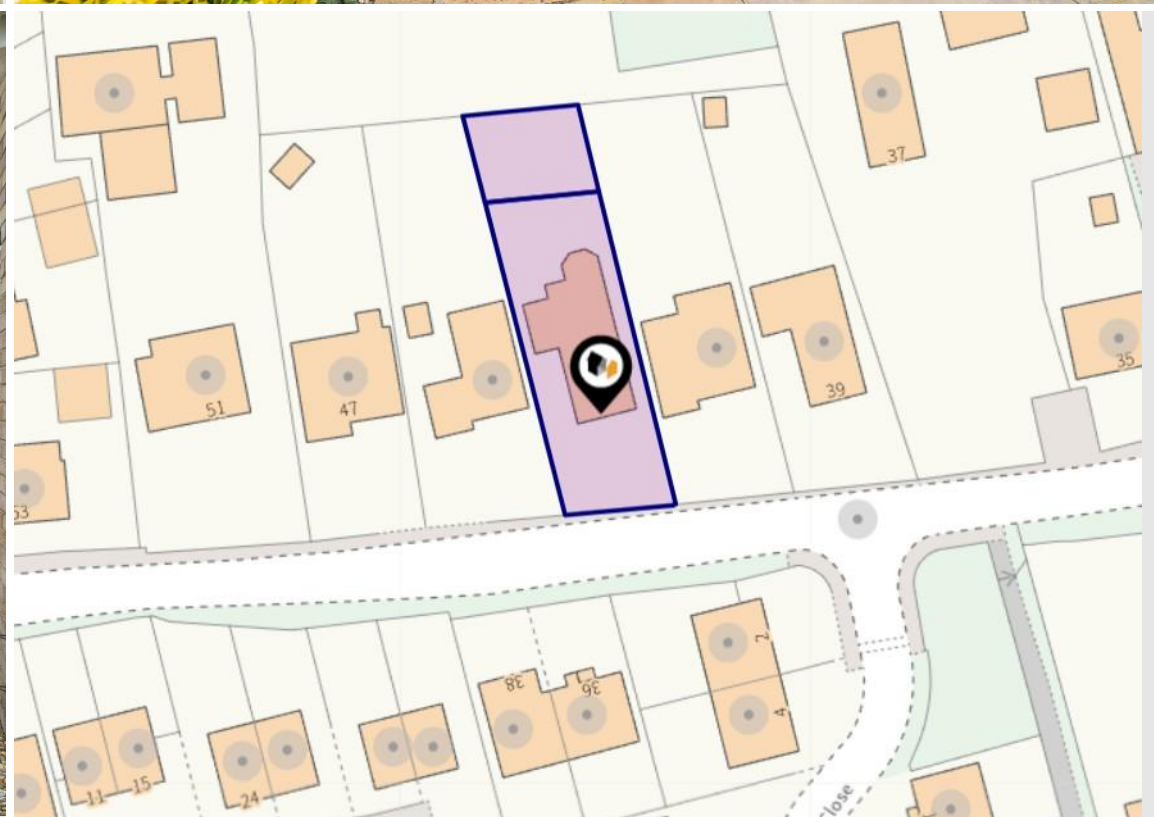
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

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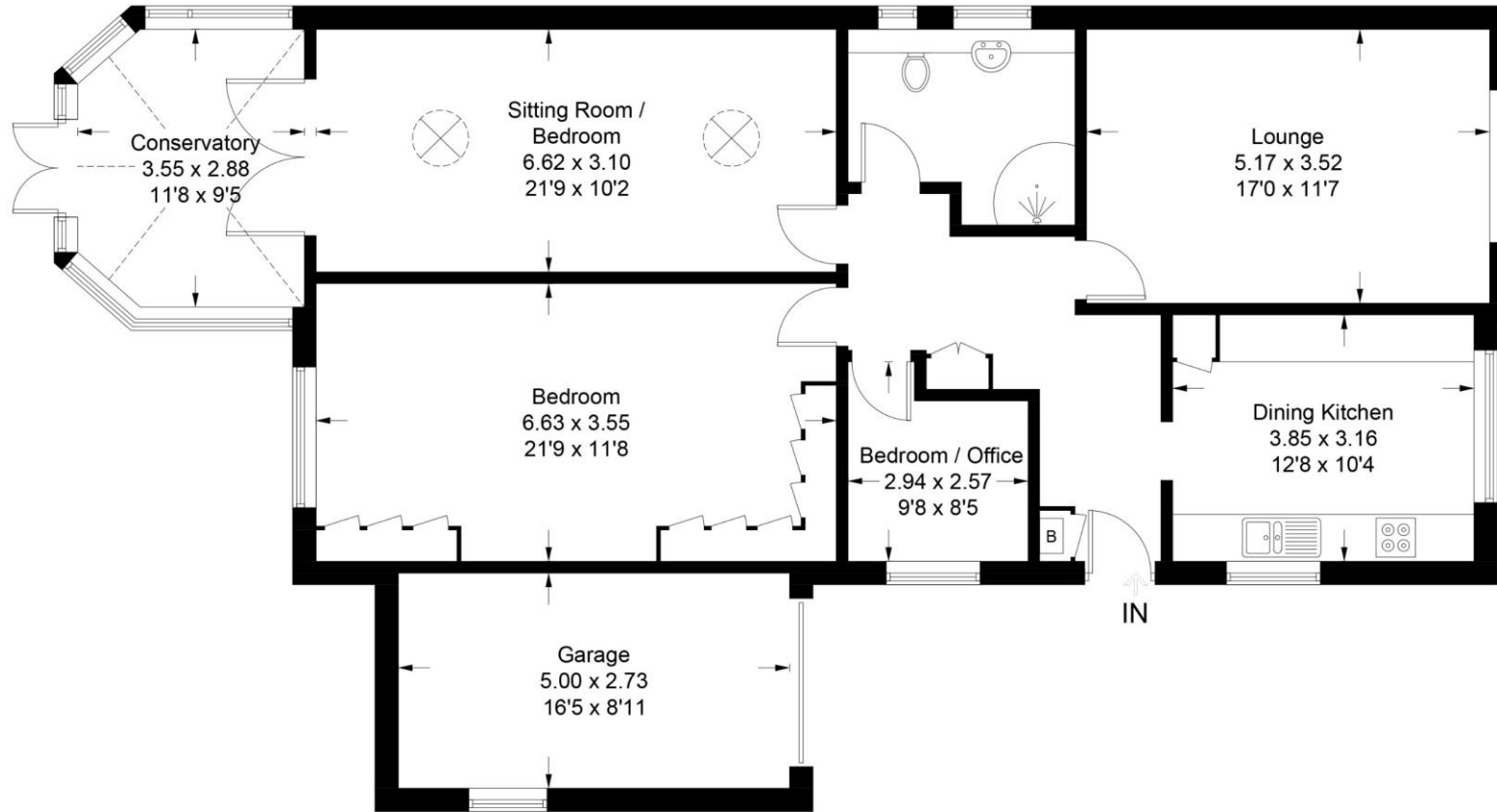
Brochure prepared 25.4.2026





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Approximate Gross Internal Area = 111.9 sq m / 1204 sq ft
Garage = 13.7 sq m / 147 sq ft
Total = 125.6 sq m / 1351 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.

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