



## Blankney Close

Saxilby, Lincoln, LN1 2JA

Offers in the region of £230,000



VACANT POSSESSION -Nestled in the charming village of Saxilby, Lincoln, this delightful detached bungalow on Blankney Close offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The layout of the home promotes a sense of openness and light, making it a warm and inviting space to live in.

Surrounded by the picturesque scenery of Lincolnshire, this property is not only a home but also a gateway to the local community, with nearby amenities and transport links that make it easy to explore the surrounding area.

With its appealing location and practical layout, this property on Blankney Close is sure to attract interest. Do not miss the chance to make this lovely bungalow your new home.



### Description

**SOLD WITH NO UPWARD CHAIN** - This three bedroom detached property is located in a cul de sac location close to the local amenities and is situated in a generous size plot. The property briefly consists of an entrance hall, reception room, kitchen and utility and a conservatory. There are three bedrooms and a shower room. To the outside of the property there is a front garden laid to lawn with established shrubs and to the rear there is an enclosed rear garden with a separate sun room with electric and lighting. There is a driveway for several cars leading to the garage with an up and over door.

### Porch & Entrance Hall

The property is entered through the front upvc door leading into the porch with a tiled floor, space for hanging coats. Leading into the hallway where there is a storage cupboard housing the gas combi boiler.

### Lounge 16'4" x 11'7" (5.00m x 3.54m)

The lounge is to the right of the hallway with carpet, coving, centre ceiling light and a feature of a white fire surround with an pink onyx hearth and surround with an electric fire as secondary heating.

### Conservatory 7'9" x 9'0" (2.38m x 2.75m)

The lounge leads through to the conservatory through an Upvc door onto a tiled floor, wall lights and upvc French doors leading into the rear garden.

### Kitchen 11'10" x 10'11" (3.61m x 3.34m)

The kitchen consists of light Ash wall and base units, part tiled walls, strip ceiling light, space for a free standing cooker and tiled floor.

### Utility Room 11'10" x 7'2" (3.61m x 2.20m)

The second conservatory style room is currently used as an utility room with kitchen base units, worktop and space for a washing machine, tiled floor with a side upvc door leading into the rear garden.

### Bedroom One 13'11" x 10'3" (4.25m x 3.14m)

The master bedroom is a front facing double room with vertical blinds to the upvc window, coving, carpet with a centre ceiling light and radiator.

### Bedroom Two 10'11" x 6'10" (3.34m x 2.09m)

A double bedroom side facing with carpet, coving and radiator with a centre ceiling light.

### Bedroom Three 11'0" x 8'4" (3.37m x 2.55m)

A three quarter size bedroom rear facing with carpet and radiator.

### Shower Room 6'6" x 6'2" (2.00m x 1.88m)

The bathroom consists of a corner shower cubicle with tiled walls, wc and hand basin with an obscure side facing window with vertical blind.

### Sun Room 9'10" x 9'10" (3.00m x 3.00m)

The external sun room is a great addition for additional relaxation space with dual aspect windows, French doors opening out into the garden, recess lighting and electrics, carpet to the floor.

### Outside

To the front of the property there is a driveway which accommodate several vehicles leading under the side car port then on to the garage which has an up and over door. The front garden is laid to lawn with a perimeter hedge and gravel boarders. To the rear of the bungalow there is an additional lawn area, established shrubs and a side low maintenance gravel area with outside water supply.

### Disclaimer

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

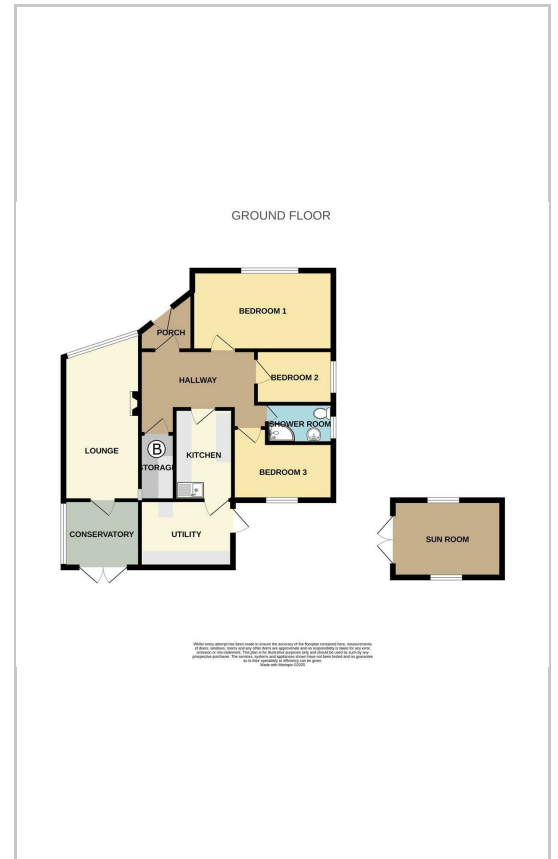
### Additional Information

The ceilings have been replastered and awaiting decoration.

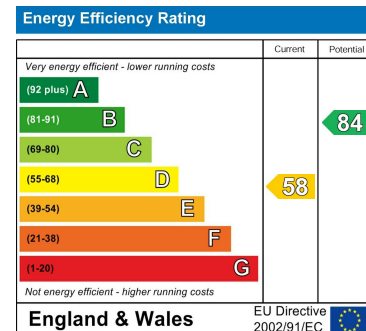
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

14-16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk