



Forrington Place, Saxilby Lincoln LN1 2WJ

welcome to

Forrington Place, Saxilby Lincoln

Well-presented four bedroom detached family home, positioned on a quiet road in the highly sought after village of Saxilby, offering spacious and versatile living accommodation with a beautiful enclosed rear garden.



Situated in a peaceful residential setting within the ever popular village of Saxilby, this well-presented four bedroom detached family home offers an excellent blend of space, practicality and comfort.

The ground floor comprises a welcoming entrance hall leading to a generous lounge, separate dining room, and a well-appointed kitchen with adjoining utility room. There is also a study, ideal for home working, a cloakroom wc and a bright conservatory accessing the rear garden. Internal access to the single garage adds further convenience.

Upstairs, there are four well-proportioned double bedrooms, including a spacious master bedroom benefitting from an en suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the property enjoys a driveway providing ample off-road parking to the front. To the rear, there is a beautifully maintained, fully enclosed garden offering a private and secure space for families and outdoor entertaining.

Saxilby is a highly desirable village offering a wide range of local amenities, while being conveniently located for easy access into the historic city of Lincoln.

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Cloakroom Wc

Study

Lounge

Dining Room

Kitchen

Utility Room

Conservatory

First Floor Landing

Bedroom One

En Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Attached Garage

16' 7" x 9' (5.05m x 2.74m)



view this property online williamhbrown.co.uk/Property/LCR124321



welcome to

Forrington Place, Saxilby Lincoln

- WELL-PRESENTED DETACHED FAMILY HOME
- FOUR GENEROUS DOUBLE BEDROOMS
- EN SUITE TO MAIN BEDROOM
- MULTIPLE RECEPTION ROOMS
- ATTACHED GARAGE WITH POWER & LIGHT

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers over
£375,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR124321



Property Ref:
LCR124321 - 0006

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk