



- Semi-Detached House
- Three Bedrooms
- Lounge & Dining Room
- Conservatory & Laundry Room

- Landscaped Rear Garden
- Driveway & Single Garage
- Excellent Village Amenities
- 10 Minute Drive To Lincoln City Centre

Bridge Place, Saxilby, LN1 2QA
£240,000





Starkey&Brown are proud to present this fantastic three-bedroom family home, offered in great decorative order throughout and ideally situated in a quiet position on Bridge Place in the desirable village of Saxilby. The ground floor layout has been designed for modern living and features a beautifully bright and spacious lounge filled with an abundance of natural light. This leads seamlessly into a separate dining room and onto a well-proportioned kitchen. To the rear, a generous conservatory opens directly out onto the garden, which connects to a rear porch, a practical downstairs WC, and a separate brick-built laundry room. Rising to the first floor, the landing provides access to two generous double bedrooms, a third single bedroom, and a three-piece family bathroom suite complete with a bathtub and a rainfall shower over. The master bedroom further benefits from excellent built-in wardrobes. Externally, the property boasts a brilliant low-maintenance rear garden specifically designed for relaxing and entertaining guests. To the front, a spacious driveway provides ample off-street parking for multiple vehicles and grants access to a single garage with an up-and-over door. The property is situated in the vibrant, historic village of Saxilby, highly regarded for its fantastic sense of community and local amenities. Residents enjoy seamless access to local primary schools, local co-op food stores, traditional village pubs, independent cafes, and Saxilby Fish and Chips along the beautiful Foss Dyke Canal. For commuters, the property sits in exceptionally close proximity to Lincoln City Centre. Excellent transport links are available via the hourly Northern Trains service at Saxilby Railway Station, reaching Lincoln Central in approximately 10 minutes. Regular Stagecoach bus routes and the A57 road link make it an incredibly convenient hub for both rural village living and city working. Council tax band: A. Freehold.



Entrance Hall

Entrance via a modern, secure composite front door to the front aspect. This welcoming hallway features elegant wood-effect flooring, a single radiator, and stairs rising to the first floor. Benefiting from clever space-saving additions, it includes premium bespoke carpentry under-stairs storage cupboards. Provides internal access to the kitchen.

Kitchen

9' 6" x 9' 5" (2.89m x 2.87m)

Fitted with a range of base and wall units with generous worktop space and plumbing for free-standing appliances. Includes a sink and drainer unit, a uPVC double-glazed window to the side/rear aspect, and direct internal access into the dining room.

Dining Room

9' 4" x 9' 6" (2.84m x 2.89m)

A dedicated dining space featuring a single radiator and an open archway that flows effortlessly into the lounge and access to the conservatory.

Lounge

13' 4" x 12' 5" (4.06m x 3.78m)

A bright living space with a large uPVC double-glazed window allowing an abundance of natural light. Features wood-effect laminate flooring and a single radiator.

Conservatory

9' 5" x 8' 4" (2.87m x 2.54m)

Being of uPVC construction, offering a peaceful additional living space with double-glazed panels overlooking the garden. Provides external access to the rear garden and an internal doorway into the rear porch.

Rear Porch

A versatile rear entryway of uPVC construction, featuring wood cladding to the ceiling. An external uPVC door leads directly out to the side aspect onto the driveway. Gives access to the ground-floor cloakroom.

Downstairs WC

3' 9" x 2' 11" (1.14m x 0.89m)

Fitted with a low-level WC and a frosted window.

Laundry Room

7' 3" x 7' 3" (2.21m x 2.21m)

A separate, highly functional space of brick construction. Currently utilised as a laundry and utility room and features a uPVC double-glazed window to the rear aspect.

First Floor Landing

A bright landing space with a uPVC double-glazed window to the side aspect, a single radiator, a built-in airing cupboard, and access to all three bedrooms and the family bathroom.

Bedroom 1

13' 2" (max into wardrobe) x 10' 5" min (4.01m x 3.17m)

A spacious master double bedroom featuring a uPVC double-glazed window to the front aspect. Includes excellent storage via a built-in wardrobe with smooth sliding doors and a single radiator.

Bedroom 2

8' 10" x 11' 2" (2.69m x 3.40m)

A second double bedroom featuring a distinct wood-panelled feature wall, a single radiator, and a uPVC double-glazed window to the rear aspect. Storage space provided.

Bedroom 3

7' 9" x 8' 9" (reducing to 5' 1" over the bulkhead) (2.36m x 2.66m)

A versatile single bedroom, ideal as a child's room, nursery, or a dedicated home office space. Features a uPVC double-glazed window to the front aspect and a single radiator. The room benefits from a practical built-in storage cupboard built over the stair bulkhead, maximising the available floor space.

Family Bathroom

7' 11" x 5' 11" (2.41m x 1.80m)

A modern three-piece bathroom suite comprising a panelled bathtub with a fitted rainfall shower head over, a low-level WC, and a wash hand basin. Completed with an extractor unit and a uPVC double-glazed privacy window to the rear aspect.

Outside Rear

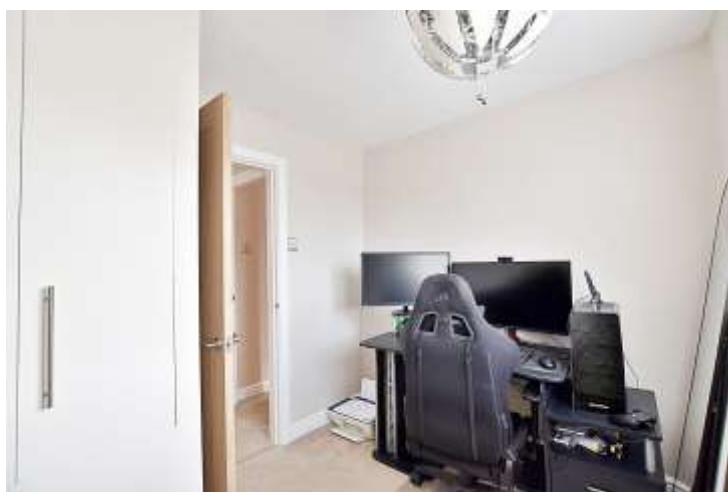
A landscaped, low-maintenance paved rear garden designed for entertaining. It boasts a selection of decorative raised flower beds and a timber decking area perfect for outdoor seating and alfresco dining. Secure gated rear access provides a quick pathway directly onto the local village green.

Outside Front & Driveway

The front of the property features a neat, low-maintenance garden enclosed by a secure brick wall, and a generous paved driveway provides ample off-street parking for multiple vehicles.

Single Garage

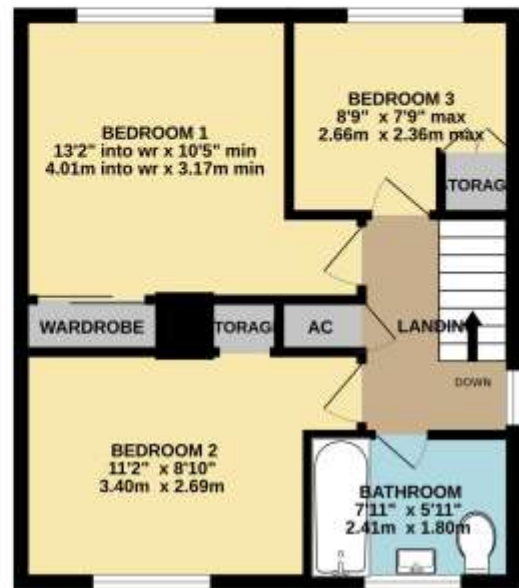
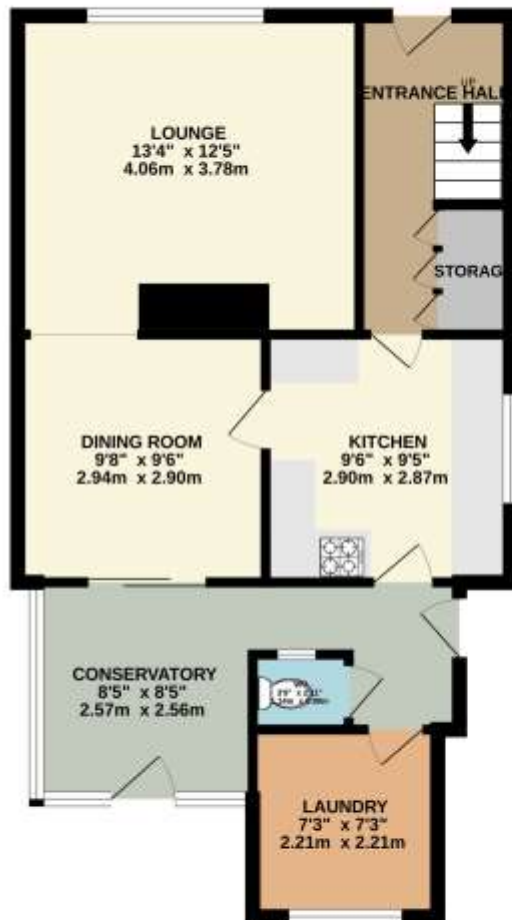
A brick-built single garage accessed via a traditional up-and-over manual door, providing ideal secure storage or additional vehicle parking.





GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other feature are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagex 12/2026

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE