



Jubilee House

2 Church Road, Saxilby, Lincoln. LN1 2HJ

BELL
ROBERT BELL & COMPANY





Jubilee House, 2 Church Road, Saxilby, Lincoln

A four bedroom detached period property C1880's with GIFA of approx. 2100 sq.ft. situated in the large village of Saxilby approximately 6 miles from the City of Lincoln, having good road connections from the A57.

The property occupies an attractive position with ample off road parking, large rear garden to include a small orchard, extending to in the region of 0.66 acre (sts), there is also a detached double garage.

The property is of general good order in relation to the age.

NO ONWARD CHAIN!

ACCOMMODATION

Entrance Hall having large period style panelled front entrance door, attractive Victorian period staircase up to first floor, coving; open archway through to central hallway and doors through to adjoining reception rooms.

Sitting Room having a very pleasant southerly outlook over the front garden and driveway entrance from the bay window; fireplace with attractive marble style period surround, back and hearth with a fitted gas fire, deep moulded ceiling cornice, radiator, wall light fittings and power points.

Family Room having a southerly outlook over the front garden and a view into the village out onto Church Road from the bay window; attractive marble style period fire surround with accompanying back and hearth, deep moulded ceiling cornice, picture rail, exposed pine floorboards, wall light fittings and power points.

Central Hallway having panelled side entrance door with fanlight above providing access to the grounds; built-in under stairs, storage cupboard, coving, wall panelling in part, tiled floor and radiator. Doors through to dining room, dining kitchen, cloakroom, and





Study/ Recreation Room with an easterly aspect; fitted work surface across one wall with cupboard space beneath, wall cupboard unit above, wood style laminate flooring, fluorescent lighting strip and radiator.

Cloakroom of good proportions comprising; pedestal wash hand basin, low level WC, wall panelling to at least dado rail height on all walls, tiled floor and extractor vent.

Good sized Dining Kitchen having a delightful view over the wonderful landscaped rear garden; a comprehensive range of contemporary style base, drawer and wall units, granite fitted work surface areas with stainless steel, single drainer double bowl sink unit inset. Taller fitted unit to one corner, and concealed Bosch dishwasher below. To the opposite side of the room a further area of work surface extends in part around the adjoining wall with additional range of drawer and space beneath, a Smeg ceramic style hob inset beneath brushed steel and glass contemporary design style cooker hood with canopy and accompanying wall cupboard space set on either side. The dining area has further areas of fitted work surface inset to and around the chimney breast with corner carousel cupboard unit, cupboard and drawer units below, built in brushed steel feature Neff double oven and wall cupboard units above. Tiled splash back to all fitted work surface areas, tiled floor, dado rail in part, attractive period style feature radiator and inset ceiling, spotlight fittings. The French doors provide access out onto the attractive rear garden patio area. Glazed pine panelled door through to



Utility Room of good size having a northerly outlook over the rear garden; with area of fitted work surface, extending around adjoining walls with storage cupboard space below and room to one side for appropriate laundry white goods and above the built-in Worcester gas fired central heating boiler, wall cupboard and shelf space. Tiled splash back in part to fitted work surface areas, tiled floor and inset ceiling spotlight fittings. uPVC double glazed rear entrance door to grounds.

First Floor

Landing with a southerly outlook down over the front garden and across the driveway to Church Road and the High Street; deep moulded ceiling cornice with accompanying coving, attractive period radiator and wall light fitting.



Bedroom having a southerly aspect; chimney breast with attractive period moulded wrought iron fireplace surround (closed) with period fitted wardrobes on either side, coving, wall light fittings and period radiator.

Bedroom with southerly and easterly aspects; chimney breast with attractive wrought iron moulded fireplace surround (closed), extensive fitted wardrobe space across one wall, a very appealing contemporary designed sea style glass moulded wash hand basin set on a tubular washstand, ceiling spotlight fittings, wall light fittings and radiator.

Substantial Family Bathroom appointed in an attractive, contemporary design style comprising; tile panelled bath, large glazed panel enclosed shower cubicle, his 'n' hers cantilever ceramic wash hand basins with toiletry drawers below and touch sensitive illuminated toiletry mirrors above and bidet. Built in airing cupboard with mirror panelled doors, full height tiling to all walls, tiled floor, ladderback style wide radiator/towel rail and wall light fittings.

Bedroom with an appealing view down over the rear garden to the north; drop down ceiling access point with aluminium ladder up to loft room storage, also providing access to adjoining roof space with light fitting, and power points. Period radiator, ceiling coving and wall light fittings.

Bedroom with a northerly view down over a rear garden patio area; chimney breast with attractive wrought iron moulded fireplace surround (closed) and built in wardrobe space on either side, ceiling coving, picture rail, period radiator and wall light fittings.



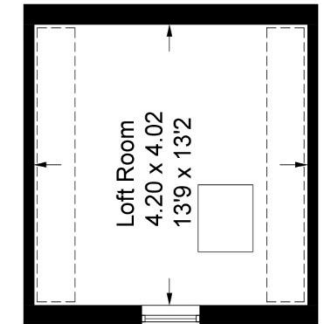
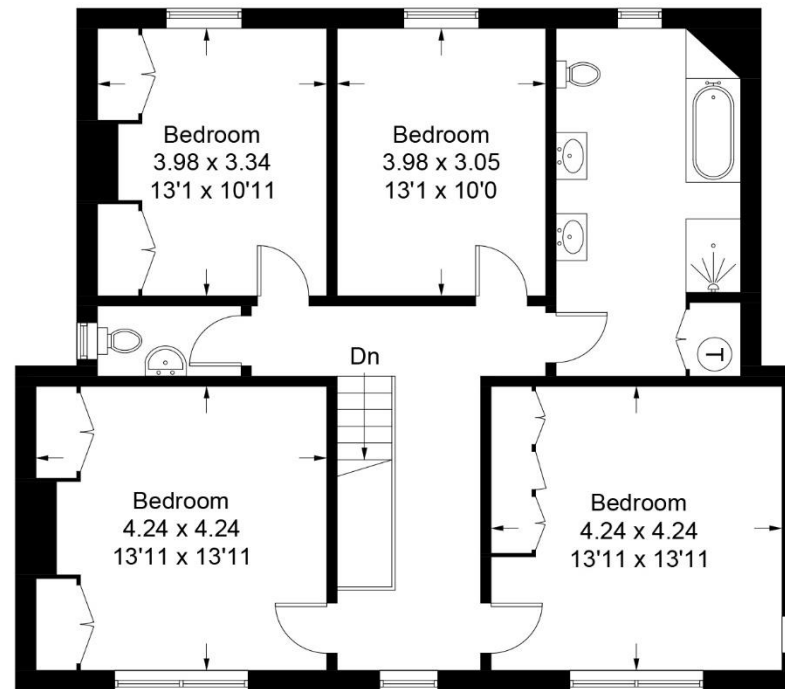
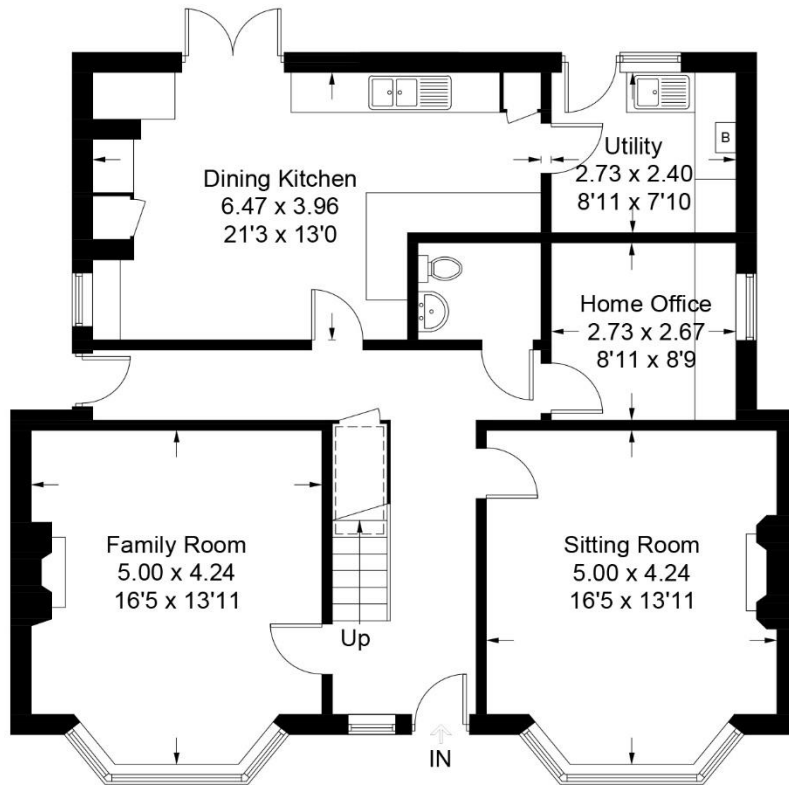
Separate Toilet having a low level WC, cantilever wash hand basin, ceiling coving, full height tiling to all walls and inset ceiling spotlight fittings.

2 Church Road

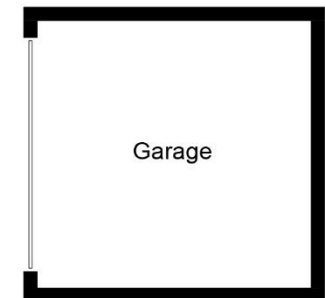
Approximate Gross Internal Area
 Ground Floor = 100.8 sq m / 1085 sq ft
 First Floor = 96.6 sq m / 1040 sq ft
 Loft Room = 16.8 sq m / 181 sq ft
 Total = 214.2 sq m / 2306 sq ft (Excluding Garage)



 = Reduced headroom below 1.5m / 5'0"



Loft



(Not Shown In Actual Location / Orientation)

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.



OUTSIDE

This imposing Victorian house is approached from Church Road across a block paved driveway which sweeps around into the grounds to provide more than ample parking for both family and visitors, as well as access to the **Detached Double Garage** set to the western side of the house, having a large motorised up and over door and service door to the rear providing access directly into the rear garden.

The front garden has been delightfully, landscaped with areas of formal lawn and accompanying copiously stocked flowerbeds/borders with flowering plants, shrubs and trees, including topiary yew, cherry trees, climbing hydrangea, ivy, palms, and sheltering conifer, trees to name a few. There is a raised gravel ornament area for flower pots/tubs, an accompanying rockery and an old well water hand pump which has been thoughtfully clad in uPVC for protection.

From the driveway there is a pedestrian gate which provides access through to the wonderful and substantial rear family garden. Adjoining the rear elevation of the house is an attractive large paved patio area onto which both the kitchen and the utility room have direct access, with large brick featured well stocked raised flowerbeds including cornflowers bulbs, lavender and much more. The garden beyond has been substantially laid to lawn with accompanying beds/borders with to one side an old greenhouse and a good sized garden storage shed. To the north of this garden is the large orchard with old fruit trees about which in the grass for early spring, there is a proliferation of cowslips. To the rear boundary there is a further good-sized garden store shed.

There are exterior light fittings and water tap points in the rear grounds.

West Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: the

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.

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