



3 Park Lane, Saxby-All-Saints

£315,000 Freehold

3 BEDROOMS WITH 2 EN-SUITES • ATTRACTIVE FITTED KITCHEN • SUBSTANTIAL MATURE PLANTED GARDENS
 • RANGE OF BRICK OUTBUILDINGS • HIGHLY SOUGHT AFTER & RARELY AVAILABLE LOCATION • GROUND
 FLOOR BATHROOM • 2 FINE RECEPTION ROOMS • A CHARMING VILLAGE COTTAGE • COUNCIL TAX BAND; C.
 EPC RATING; E.



A charming semi-detached village cottage tucked away in the highly desirable Wold village of Saxby-all-Saints, offering elegant accommodation that beautifully combines original character with modern comfort.

The property features a welcoming front-facing kitchen leading through to a ground-floor bathroom, a delightful rear living room with an original fireplace, a rear entrance hall, and a generous formal dining room, ideal for entertaining.

The first floor offers three well-proportioned bedrooms, two of which benefit from stylish en-suite shower rooms, providing both convenience and a touch of luxury.

Externally, the cottage enjoys attractive, well-planted front gardens with a block-paved pathway guiding you to the front door and separate utility room. The superb L-shaped rear garden is exceptionally private, mainly laid to lawn and enhanced by multiple seating areas, perfect for outdoor relaxation.

The home is further complemented by modern gas-fired central heating and original horizontal sliding sash windows, preserving the property's timeless appeal.

Viewing is highly recommended. Please contact our Brigg office to arrange an appointment.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



BESPOKE FITTED KITCHEN

17' 10" x 6' 11" (5.44m x 2.11m)

With front facing horizontal sliding single glazed sash windows, front panelled and glazed entrance door, original tiled flooring and a wall mounted gas fired Ideal central heating boiler with programmer. The kitchen enjoys a range of base and drawer fitted units with an above patterned worktop with patterned splash backs and incorporates a one and a half bowl ceramic sink unit with drainer to the side and block mixer tap, space for a Range cooker within a tiled chamber with downlighting and above display shelving, part vaulted ceiling with exposed beams, inset ceiling spotlights, space and plumbing for appliances and access leads to the dining room, living room and ground floor bathroom.



GROUND FLOOR BATHROOM

8' 3" x 6' 11" (2.52m x 2.11m)

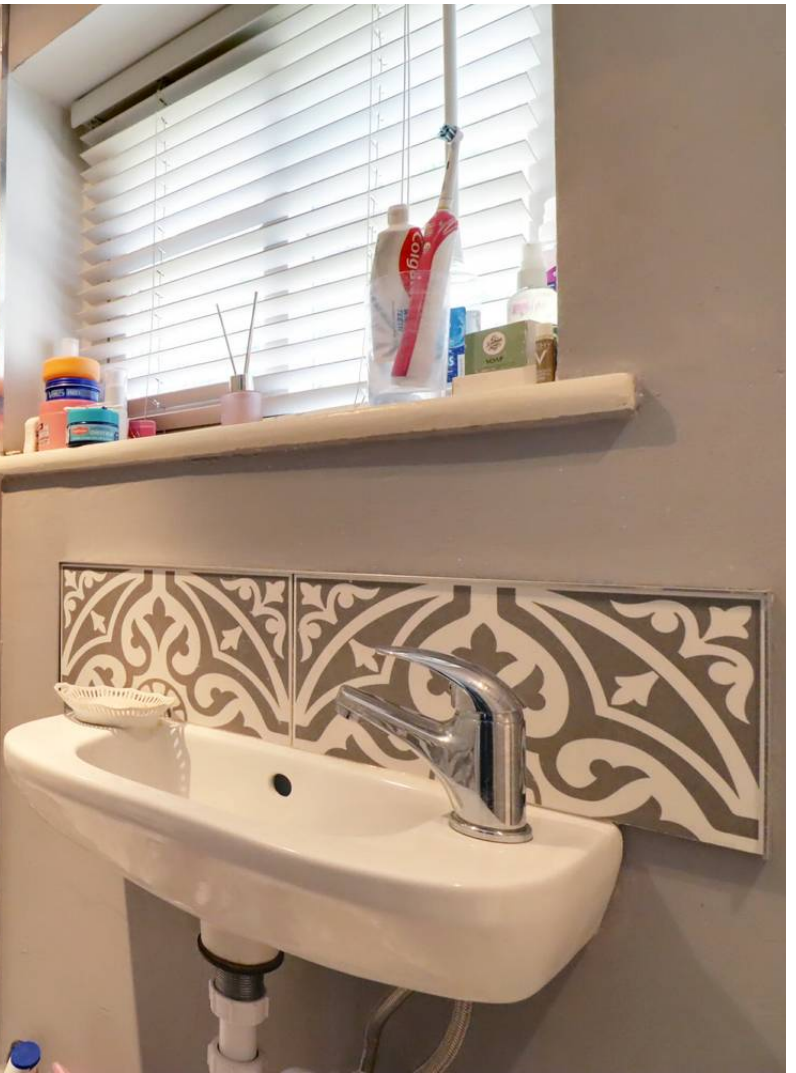
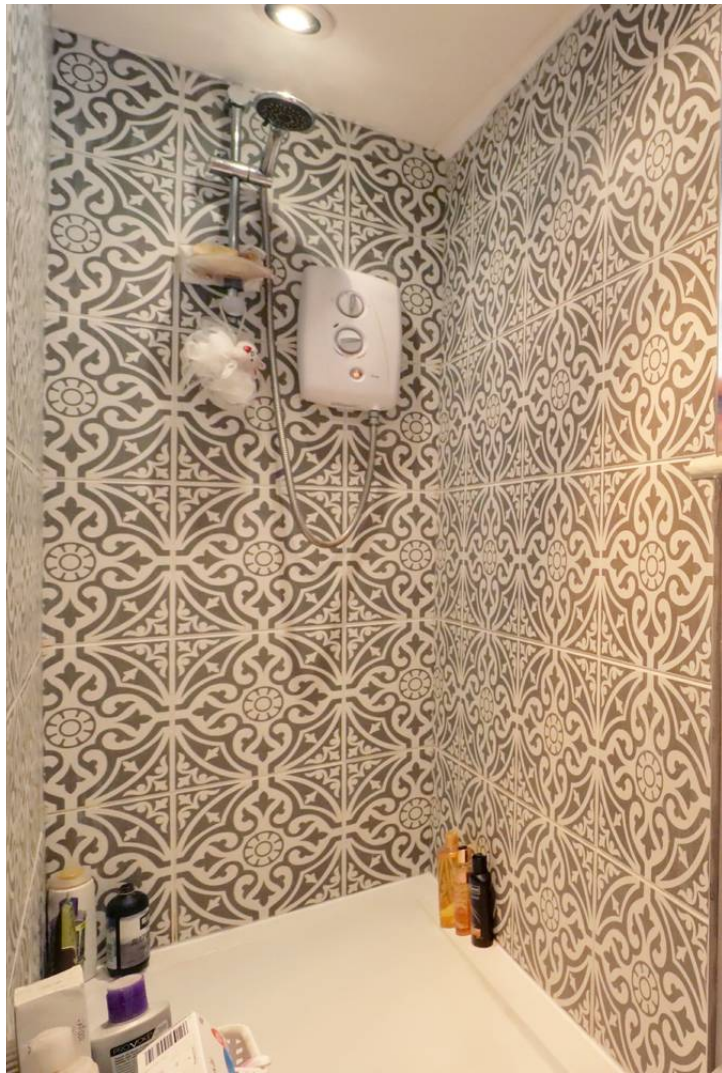
With a front horizontal sliding single glazed sash window with obscured glazing, featuring a traditional suite in white comprising a low flush WC, pedestal wash and basin with tiled splash back with free standing rolled top bath, wooden style flooring, part vaulted ceiling and inset ceiling spotlights.

ATTRACTIVE MAIN LIVING ROOM

13' 10" x 14' 2" (4.22m x 4.32m)

Enjoying a dual aspect with side and rear vertical sliding single glazed sash windows, feature original flooring and a feature cast iron fireplace with open grate and adjoining bread oven with surrounding projecting





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