



**6 Livia Avenue, North Hykeham,  
Lincoln, LN6 9ZF**



**Book a Viewing!**

**£485,000**

Situated on the desirable Manor Farm development within the popular village of North Hykeham, to the South of the Cathedral City of Lincoln. An executive and spacious four bedroom detached house with well-presented and stylish accommodation comprising of welcoming Entrance Hall, Cloakroom/WC, Lounge with media wall and feature fire, Dining Room, Study, fantastic open plan Living Kitchen Diner, Utility Room and First Floor Landing leading to the Master Bedroom with Dressing Area and a four piece En-Suite Bathroom, Second Bedroom with En-Suite Shower Room, two further double Bedrooms and a four piece Family Bathroom. Outside there is a front garden, large driveway for multiple vehicles, double garage and a landscaped rear garden with hot tub. Viewing of this family home is highly recommended.





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#### **SERVICES**

All mains services available. Gas central heating. Solar Panels (owned). CCTV system.

**EPC RATING** – B.

**COUNCIL TAX BAND** – E.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

The property is well located within the popular residential area of North Hykeham which is located South West of Lincoln. The property is close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.







#### HALL

With staircase to the first floor, understairs storage cupboard and tiled flooring.

#### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, tiled flooring and splashbacks, radiator and double glazed window to the front aspect.

#### LOUNGE

16' 11" x 12' 0" (5.16m x 3.67m) With built in media wall with electric feature fire inset beneath and side storage shelving, spotlights, radiator, double glazed window to the side aspect and double glazed French doors to the rear garden.



#### STUDY

12' 0 (max)" x 7' 1" (3.66m x 2.16m) With a range of fitted office furniture including desks, storage cupboards and drawers, double glazed window to the front aspect and radiator.

#### DINING ROOM

12' 7" x 9' 4 (max)" (3.85m x 2.84m) With double glazed bay window to the front aspect, tiled flooring and radiator.

#### KITCHEN/DINER

20' 9 (max)" x 19' 3 (max)" (6.32m x 5.87m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated fridge freezer and dishwasher, eye level electric oven, six ring gas hob with extractor fan over, tiled flooring and splashbacks, radiator, spotlights, double glazed window to the rear aspect and walk in double glazed bay window with French doors to the rear garden.



#### UTILITY ROOM

7' 4" x 5' 2" (2.24m x 1.59m) Fitted with wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, gas fired central heating boiler, tiled flooring, radiator and external door to the side aspect.



#### FIRST FLOOR LANDING

With airing cupboard, loft access point and radiator.

#### BEDROOM 1

16' 10 (max)" x 11' 10" (5.13m x 3.61m) With double glazed windows to the front and side aspects and radiator.

#### DRESSING ROOM

10' 3" x 6' 3 (max)" (3.13m x 1.91m) With four double wardrobes, radiator and double glazed window to the rear aspect.



### EN SUITE BATHROOM

Fitted with a four piece suite comprising of panelled bath with central taps, shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, towel radiator and double glazed window to the rear aspect.

### BEDROOM 2

11' 4" x 10' 6" (3.46m x 3.21m) With two double glazed windows to the rear aspect, triple wardrobes and radiator.

### EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks, towel radiator and double glazed window to the side aspect.

### BEDROOM 3

11' 10" x 10' 9" (3.61m x 3.28m) With double glazed window to the front aspect and radiator.

### BEDROOM 4

10' 11" x 9' 8" (3.34m x 2.95m) With double glazed window to the front aspect and radiator.

### BATHROOM

Fitted with a four piece suite comprising of panelled bath with central taps, shower cubicle, close coupled WC and pedestal wash hand basin, tiled walls, towel radiator and double glazed window to the rear aspect.

### OUTSIDE

The property is set back from the street by a lawned garden with mature shrubs. To the side aspect there is a large driveway providing off street parking for multiple vehicles and access to the detached double garage. The garage has up and over door to the front aspect, light and power. To the rear of the property there is an enclosed and landscaped rear garden, laid mainly to lawn with patio seating area, raised borders and flowerbeds, and patio area behind the garage with hot tub.



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CWH and I Water will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them then we will receive a referral fee of up to £125.

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**NOTE**  
1. None of the services or equipment have been checked or tested.  
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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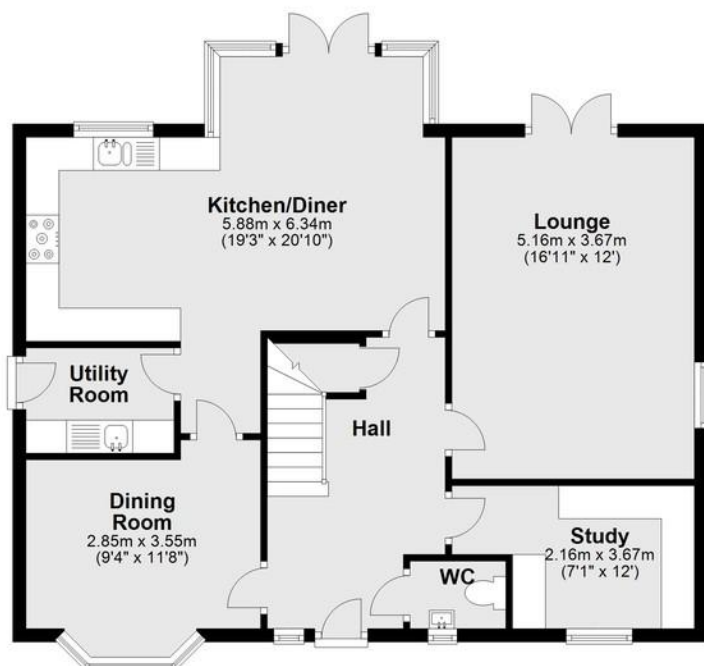






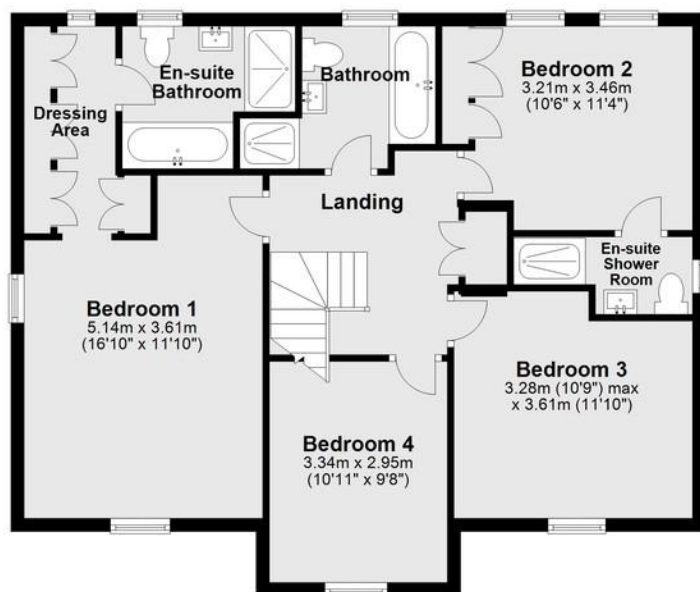
### Ground Floor

Approx. 79.7 sq. metres (858.2 sq. feet)



### First Floor

Approx. 76.3 sq. metres (820.9 sq. feet)



Total area: approx. 156.0 sq. metres (1679.2 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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