



St. Francis Court

North Hykeham, Lincoln, LN6 8QA

£220,000



Clark Estates are delighted to present to the open market this charming house located in the desirable area of St. Francis Court, North Hykeham, Lincoln. This delightful property offers a perfect blend of comfort and functionality, making it an ideal choice for families or professionals seeking a peaceful retreat. Completing this lovely home is a well-appointed modern shower room, which provides all the necessary amenities for your daily routines.

Situated in North Hykeham, this property benefits from a friendly community and convenient access to local amenities, including shops, schools, and parks. The area is well-connected to Lincoln city centre, making it an excellent choice for those who commute or enjoy the vibrant city life.

In summary, this house in St. Francis Court presents a wonderful opportunity for anyone looking to settle in a charming and accessible location. Do not miss the chance to make this delightful house your new home.



Description

Clark Estates are delighted to present this modern two bedroom link detached property. Upon entering through the porch, you will find the inviting reception room that provides a cosy modern space for relaxation and entertaining. The natural light that floods through the windows creates a warm and welcoming atmosphere throughout the home. The property boasts two well-proportioned bedrooms, each offering a tranquil space for rest and rejuvenation. With a modern kitchen and bathroom and a more than generous rear garden this property is perfect for a small family or first time buyers.

Porch

The property is entered through the porch which has carpet and access into the lounge.

Lounge 13'9" x 13'3" (4.20m x 4.06m)

The lounge is a modern designed room with a featured acoustic panel wall, LED featured ceiling lights, modern vertical radiator, carpet and window to the front elevation. The open plan spindle staircase leading to the front door.

Kitchen 13'6" x 8'0" (4.14m x 2.44m)

Leading through from the lounge the modern navy blue matt kitchen with soft closing doors and drawers, LED under counter strip lighting, LED ceiling lights on motion sensors, stainless sink, integrated fridge / freezer, dishwasher, fan assisted oven, microwave with oven, and extractor finely finished off with a porcelain tiled floor and door leading into the conservatory..

Conservatory 9'10" x 9'10" (3.00m x 3.00m)

The conservatory is built on a dwarf brick wall with electric sockets, lighting, plumbing for a washing machine and worktop. French doors open outwards into the beautiful garden.

Stairs & Landing

A carpeted stair case leading the the first floor with the airing cupboard housing the combi boiler and access to the loft.

Bedroom One 10'2" x 9'6" (3.10m x 2.90m)

A double bedroom front facing with three built in wardrobes with storage cupboards above, over stairs storage wardrobe, featured panel wall, carpet and a modern vertical window.

Bedroom Two 10'2" x 7'0" (3.10m x 2.15m)

A three quarter six room rear facing with a upvc window, radiator with TRV, carpet and ceiling light.

Shower Room 6'6" x 5'8" (2.00m x 1.75m)

A newly renovated shower room with part tiled walls, walk in shower cubicle with glass screen, pump fed shower, floating vanity unit with sink encased and wc. Recess lighting and extractor.

Outside

The garden can be accessed through the side secure bolted gate or through the conservatory and is of a great size due to the corner plot, offering colourful flowers, small pond, raised decking with a gazebo and wooden shed, lawn and herringbone brick pathway around the perimeter of the house. Parking is directly to the front of the property.

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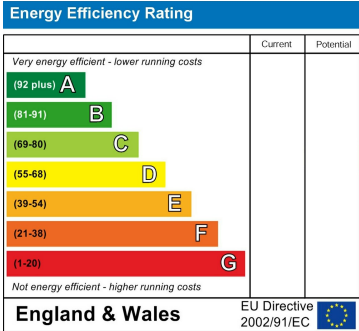
Area Map



Floor Plans



Energy Efficiency Graph



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