



High Street, South Kyme Lincoln LN4 4AD

welcome to

High Street, South Kyme Lincoln

A two bedroom semi detached house with large garden. The property comprises of entrance hall, lounge, kitchen, utility room, garden room, shower room. Upstairs there are two double bedroom and a family bathroom.



A characterful semi-detached two bedroom property for sale in the rural village of South Kyme, boasting a large garden with plenty of scope.

The property comprises of an entrance hall, lounge with wood burner and recessed area, well equipped kitchen with good sized pantry. Utility room with access to the rear garden, shower room and garden room offering views of the garden. Upstairs there are two good sized bedrooms and a family bathroom benefiting from both a bath and a separate shower. The spacious garden offers several outbuildings and a large timber workshop with power and lighting.

VIEWING IS HIGHLY ADVISED

Lounge

12' 2" x 10' 9" (3.71m x 3.28m)

Dining Room

10' 6" x 12' 6" (3.20m x 3.81m)

Kitchen

9' 9" x 8' 2" (2.97m x 2.49m)

Utility Room

6' 4" x 7' 8" (1.93m x 2.34m)

Landing

Bedroom 1

10' 5" MAX x 11' 8" (3.17m MAX x 3.56m)

Bathroom Up Stairs

Bedroom 2

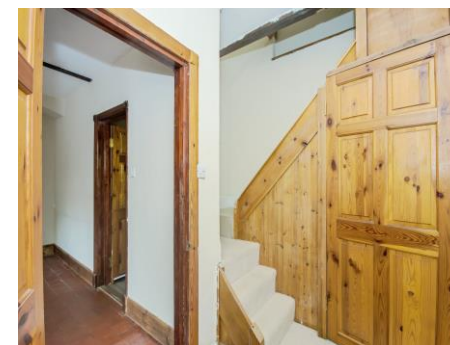
8' 7" x 11' 8" (2.62m x 3.56m)

Shower Room

Front Garden

Rear Garden

Special Features



view this property online williamhbrown.co.uk/Property/BWB115662



welcome to

High Street, South Kyme Lincoln

- TWO BEDROOM SEMI DETACHED CHARACTERFUL HOUSE
- RURAL VILLAGE LOCATION
- LARGE GARDEN WITH SHEDS AND WORKSHOP
- OFF ROAD PARKING
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWB115662



Property Ref:
BWB115662 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01205 351010



Boston@williamhbrown.co.uk



14 Wide Bargate, BOSTON, Lincolnshire, PE21 6RH



williamhbrown.co.uk