



- Modern Semi-Detached House
- 3 Bedrooms
- En-Suite To Master Bedroom
- Lounge & Kitchen Diner
- Downstairs WC
- Good Size Rear Garden
- Single Garage
- Cul-De-Sac Position

Ferrous Way, North Hykeham, LN6 9ZN,  
Offers In Region Of £205,000 - Leasehold







Situated in this cul-de-sac on Ferrous Way in North Hykeham being within close proximity of North Hykeham train station. Starkey&Brown is delighted to offer for sale this modern 3 bedroom semi-detached house. Accommodation comprises of entrance hallway, downstairs WC, lounge, kitchen diner with French doors to rear garden. To the first floor there are 3 bedrooms, en-suite and a family bathroom. Outside there is a driveway leading to a single garage with up and over door with personnel door to rear garden. Rear garden is a good size garden which is mainly laid to lawn and a paved patio. To truly appreciate this property an internal inspection is highly recommended. Council tax band: B. Leasehold.





## Front door into:

### Hallway

Having stairs rising to first floor.

### Downstairs WC

Having a 2 piece suite comprising of wash hand basin, low level flush WC, uPVC window and single radiator.

### Lounge

14' 3" x 12' 0" (4.34m x 3.65m)

Having coving to ceiling, single radiator, understairs storage cupboard, uPVC window to front aspect. Door through to:

### Kitchen Diner

15' 3" x 8' 9" (4.64m x 2.66m)

Having a range of fitted wall and base units, rolled edged worktop surfaces incorporating cupboards and drawers, built-in appliances include a 4 ring gas hob, electric oven and extractor hood, one and a half sink with single drainer unit, wall mounted combination central heating boiler, plumbing for washing machine, tiled flooring, uPVC window and uPVC French doors leading to rear garden.

### First Floor Landing

Having access to loft and storage cupboard.

### Bedroom 1

11' 10" max x 9' 6" max (3.60m x 2.89m)

Having uPVC window to front aspect and radiator. Door to:

### En-Suite

6' 3" x 5' 4" (1.90m x 1.62m)

Having a 3 piece suite comprising of shower cubicle with mains fed and rainfall shower over, wash hand basin, low level flush WC, uPVC window and radiator.

### Bedroom 2

9' 1" x 7' 5" (2.77m x 2.26m)

Having uPVC window to rear aspect and single radiator.

### Bedroom 3

7' 6" x 5' 10" (2.28m x 1.78m)

Having uPVC window to rear aspect and single radiator.

### Bathroom

6' 0" x 6' 0" (1.83m x 1.83m)

Having a 3 piece suite comprising of panelled bath with electric shower unit over with glass shower shield, wash hand basin, low level WC, heated towel rail and uPVC window.

### Outside Front

Mainly laid to lawn. Driveway leading to garage.

### Garage

16' 10" x 9' 0" (5.13m x 2.74m)

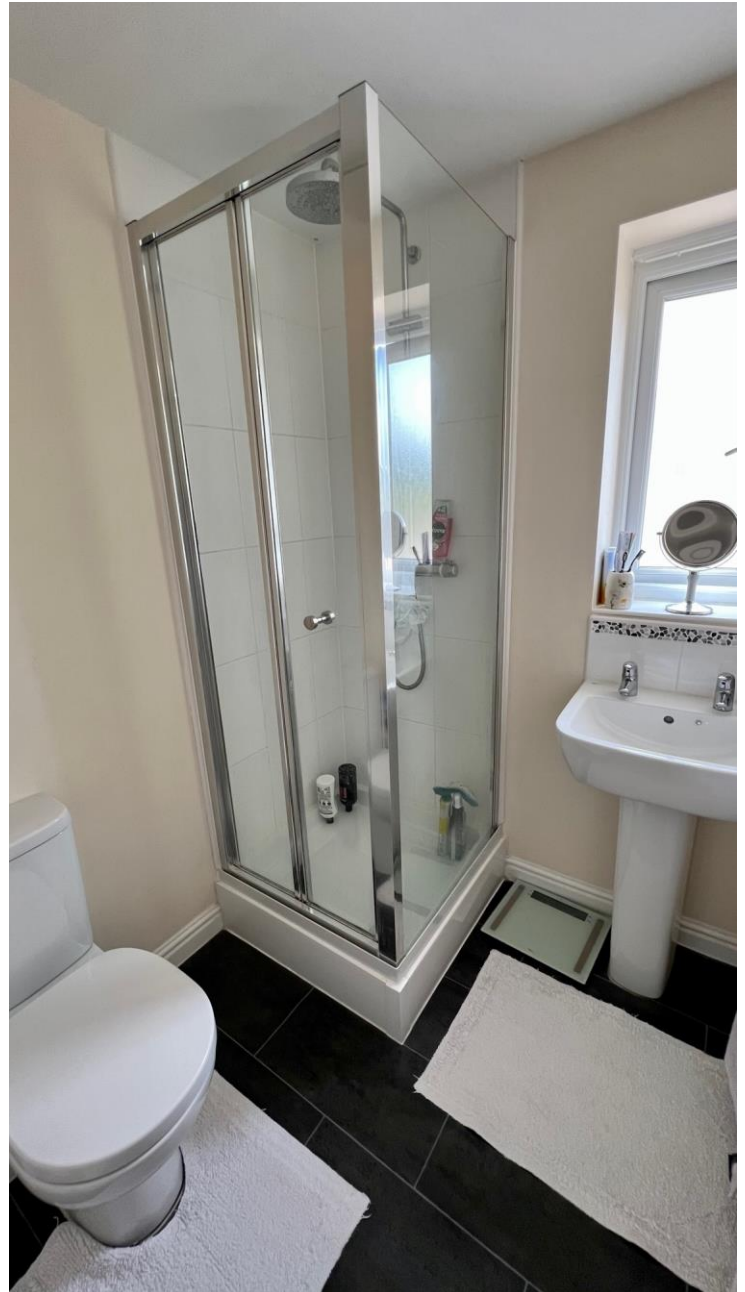
Having up and over door, light and power. Personnel door to rear garden.

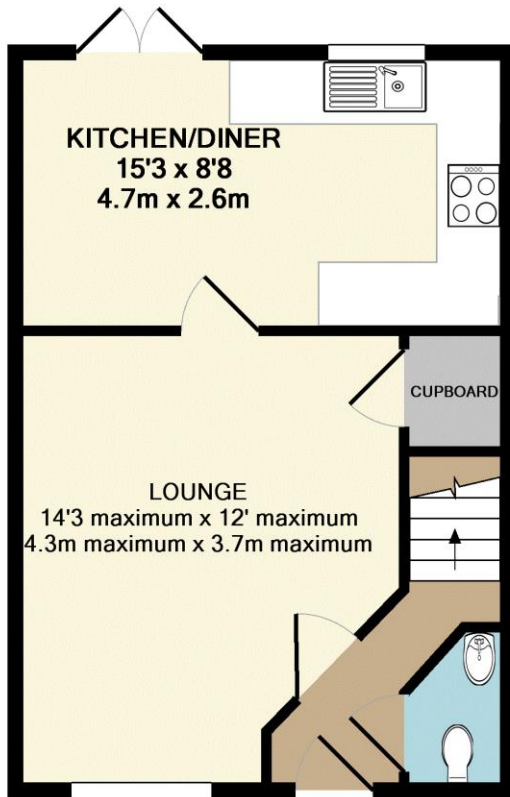
### Outside Rear

Is a good size garden which is mainly laid to lawn with a side gate and a paved patio area.

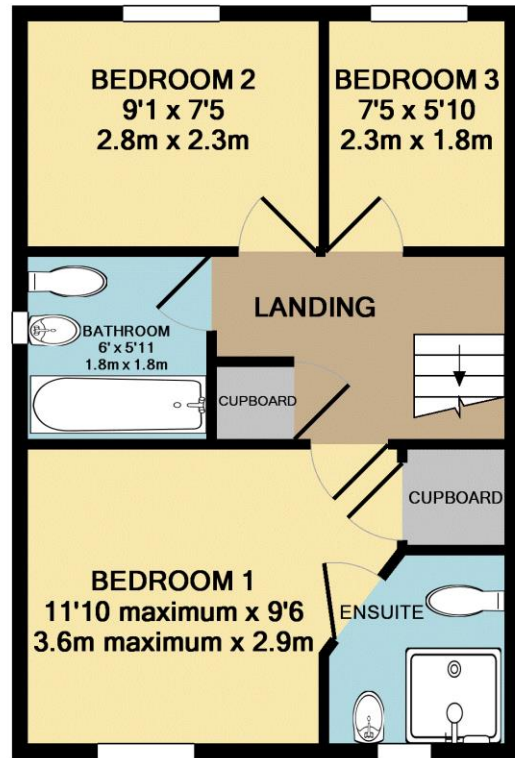
### Agents Note

We are advised by the vendor that service charge is currently at £120 per year. Leasehold term - When purchased in 2016 the lease was for 99 years. Please enquire for further details.





GROUND FLOOR  
APPROX. FLOOR  
AREA 349 SQ.FT.  
(32.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 349 SQ.FT.  
(32.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 698 SQ.FT. (64.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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