



- Modern Detached House
- Popular Residential Location
- 3 Bedrooms, Master En-Suite
- 14'9" Lounge With French Doors
- 14'9" Kitchen Diner
- Block Paved Driveway
- Manageable South-West Facing Garden
- NO CHAIN!

Richmond Drive, North Hykeham, LN6 8QY,
Offers In Region Of £220,000





Starkey&Brown are pleased to offer for sale this modern detached family home located within the popular North Hykeham area of Lincoln and within easy walking distance of a wide range of amenities. Accommodation briefly comprises spacious entrance hallway, ground floor WC, 14'9" lounge with French doors leading onto rear garden, 14'9" kitchen diner, utility, first floor landing, 3 bedrooms, en-suite shower room to master bedroom and separate family bathroom. Outside the property has a block paved driveway and south-facing garden to the rear. NO CHAIN! Council tax band: C. Freehold.



Entrance Hallway

Having uPVC front entrance door, oak veneer flooring and stairs rising to first floor.

Ground Floor WC

Having low level WC, wash hand basin and oak veneer flooring.

Lounge

14' 9" x 9' 5" (4.49m x 2.87m)

Having wall lights and French doors leading onto rear garden.

Kitchen Diner

14' 9" x 9' 6" (4.49m x 2.89m)

Having a range of matching wall and base units, one and a half bowl stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, additional microwave oven, integral dishwasher, ceramic tiled floor to kitchen area, oak veneer flooring to dining area, LED downlights and understairs storage cupboard.

Utility

6' 4" x 4' 8" (1.93m x 1.42m)

Having space for 2 appliances with work surfacing over, large hot water cylinder, Worcester Bosch central heating boiler, ceramic tiled floor and uPVC door leading to garden.

First Floor Landing

Having radiator and access to loft.

Master Bedroom

10' 10" x 9' 5" (3.30m x 2.87m)

Having radiator.

En-Suite

Having 3 piece suite comprising shower cubicle with mains fed shower, pedestal wash hand basin, low level WC, laminate wood effect flooring, radiator, fully tiled walls, downlights and extractor.

Bedroom 2

9' 6" x 8' 6" (2.89m x 2.59m)

Having radiator.

Bedroom 3

7' 5" x 6' 2" (2.26m x 1.88m)

Having radiator.

Family Bathroom

Having spacious 3 piece suite comprising panelled bath, pedestal wash hand basin, low level WC, laminate wood effect flooring, radiator, fully tiled walls, LED downlights and extractor.

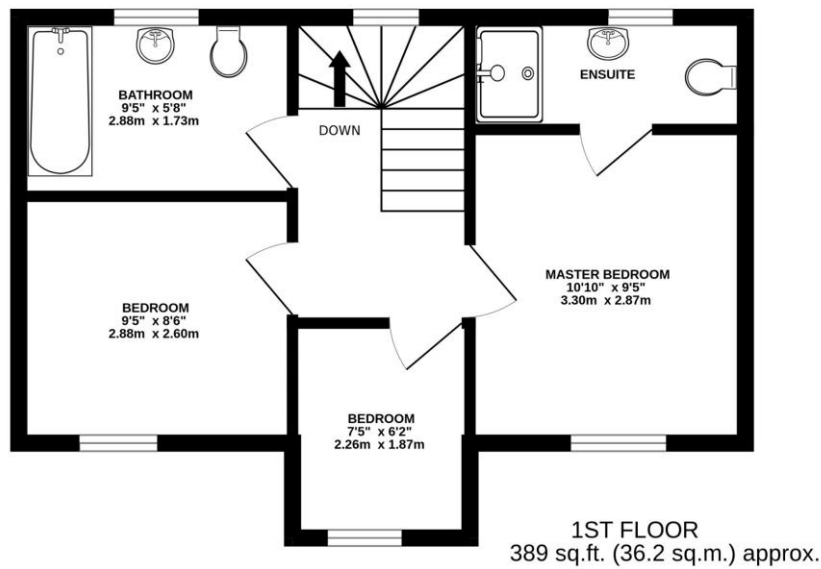
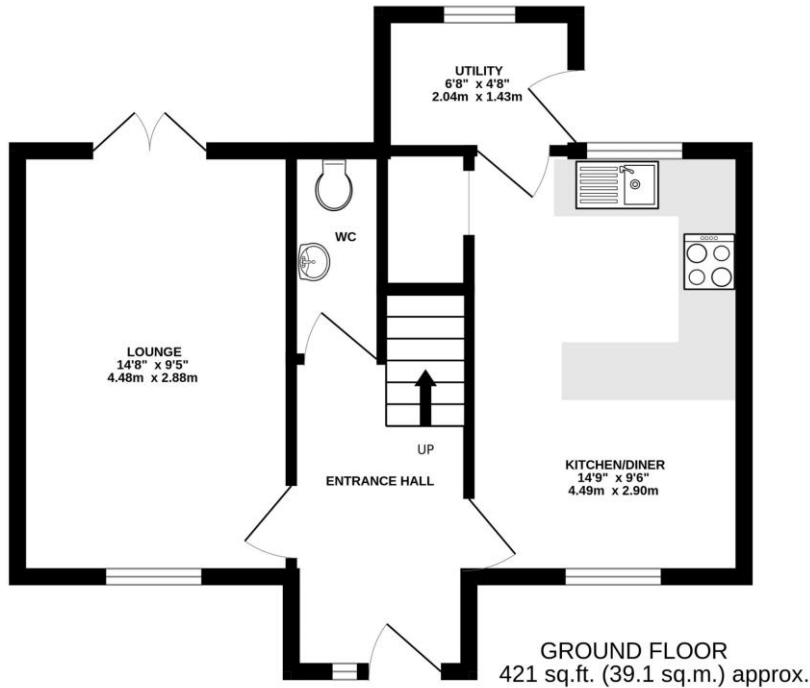
Outside Front

To the front of the property there is a lawned garden area and block paved driveway leading to the side of the property.

Outside Rear

To the rear of the property there is an enclosed south-facing garden area comprising lawn with block paved patio area.





TOTAL FLOOR AREA : 810 sq.ft. (75.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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