



- Spacious Detached Home
- Immaculately Presented Throughout
- Over 2000 Sq Ft
- 4 Large Double Bedrooms

- 24'0" Lounge & 24'0" Kitchen Diner
- Driveway & Large Single Garage
- Low Maintenance Gardens
- Viewing Highly Recommended!

Newark Road, South Hykeham, LN6 9NP,
Guide Price £400,000 - £425,000





IMMACULATE FAMILY HOME! OVER 2,000 SQ FT! Starkey&Brown are pleased to offer for sale this immaculately presented and surprisingly spacious detached home, located in a pleasant courtyard position just off Newark Road in South Hykeham. The property offers generously proportioned rooms throughout which briefly comprise: large entrance hallway, inner hallway, 24ft lounge with french doors leading into the garden room and an impressive 24 kitchen diner. There are also four large double bedrooms (three to the first floor and one to the ground floor), a ground floor wet room and first floor bathroom. Outside the property has a block paved driveway for several vehicles, larger than average single garage, and low maintenance gardens to the front and rear. Call today to arrange a viewing! Council tax band: D. Freehold.



Entrance Hallway

Having uPVC front entrance door, large cloak cupboard, laminate wood effect flooring, radiator, LED downlights, door leading into garage and archway leading into:

Inner Hallway

Having large storage cupboard, laminate wood effect flooring, radiator, LED downlights and stairs rising to first floor.

Lounge

24' 0" x 13' 0" max (7.31m x 3.96m)

Having gas fireplace with granite effect hearth and surround, 2 radiators and French doors leading into:

Garden Room

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

Having feature high vaulted ceiling with LED downlights, large feature window to rear aspect, laminate wood effect flooring, electric wall heater and sliding patio door leading onto garden.

Kitchen Diner

24' 0" x 13' 0" (7.31m x 3.96m)

Having a range of matching wall and base units, 2 larder units, quartz work surfacing and breakfast bar, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, cooking range with cooker hood over, space for American style fridge freezer, integral washing machine, integral dishwasher, concealed Viessmann combination condensing central heating boiler (installed 2023), tiled effect luxury vinyl flooring, radiator, LED downlights and south-facing French doors leading onto front garden.

Bedroom 4

11' 0" x 10' 2" (3.35m x 3.10m)

Having laminate wood effect flooring and radiator.

Wet Room

Having large walk-in shower area with electric shower appliance, wall hung wash hand basin, low level WC, anti-slip flooring, heated towel rail, fully tiled walls, LED downlights and extractor.

First Floor Landing

Having radiator and access to loft.

Bedroom 1

21' 8" max x 14' 0" max (6.60m x 4.26m)

Having large walk-in storage cupboard, laminate wood effect flooring, radiator and 2 Velux windows to front aspect.

Bedroom 2

15' 10" x 13' 0" (4.82m x 3.96m)

Having radiator and 2 Velux windows.

Bedroom 3

16' 0" x 13' 0" (4.87m x 3.96m)

Having large built-in wardrobes, radiator and 2 Velux windows.

Bathroom

Having 3 piece suite comprising panelled bath with electric shower appliance over, wash hand basin set in vanity unit, low level WC, ceramic tiled floor, part tiled walls, LED downlights, extractor and Velux window to side.

Outside Front

To the front of the property there is a south-facing low maintenance garden comprising artificial turf with gravel borders to include a variety of plants and shrubs, large south-facing paved patio area with outside lighting, cold water tap, generous block paved driveway and turning area with space for several vehicles and giving access to garage. Gate at side leading to rear garden.

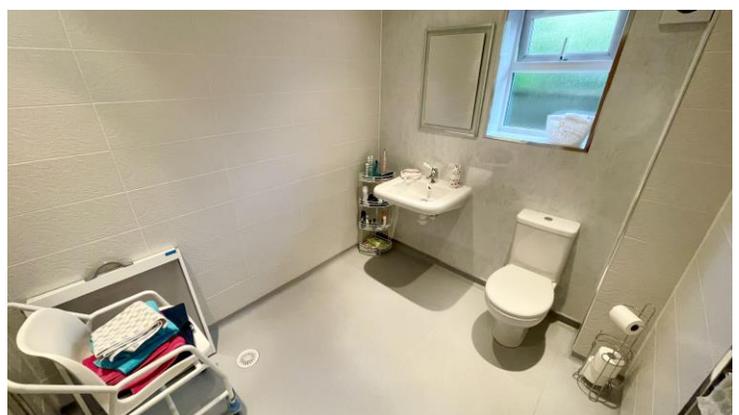
Garage

19' 3" x 9' 7" (5.86m x 2.92m)

Being larger than the average single garage. Having up and over door, plastered walls, power and light, space for tumble dryer with work surfacing area and uPVC door to rear garden.

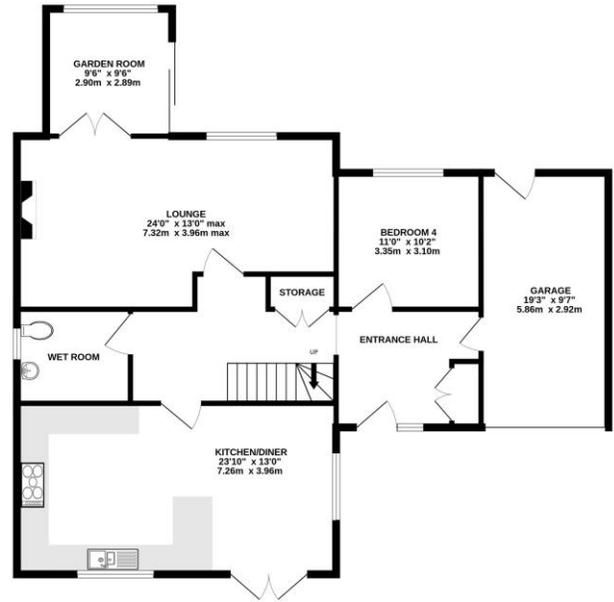
Outside Rear

To the rear of the property there is a fully enclosed low maintenance garden comprising artificial turf with large paved patio area, additional gravelled garden areas and borders with a variety of plants, shrubs, trees and outside lighting.

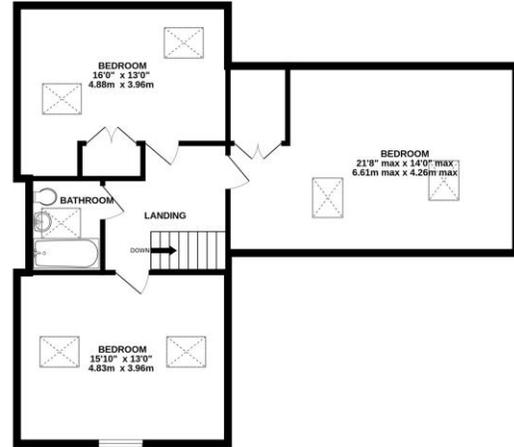




GROUND FLOOR
1260 sq.ft. (117.0 sq.m.) approx.



1ST FLOOR
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 2075 sq.ft. (192.8 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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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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