

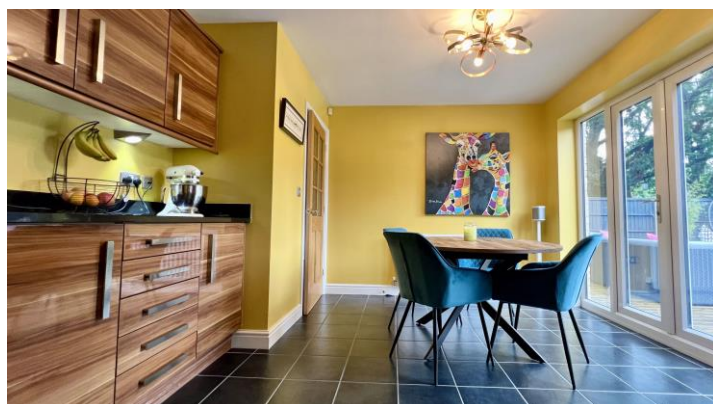
- Immaculately Presented Family Home
- 5 Bedrooms
- 3 Bathrooms
- 2 Reception Rooms
- 23ft1 Kitchen
- Utility Room & Ground Floor WC
- South West Facing Garden
- Off Street Parking & Double Garage

Cornflower Way, North Hykeham, LN6 9UP,  
£485,000





Starkey&Brown is delighted to offer for sale this immaculately presented detached family home on Cornflower Way, North Hykeham. The spacious accommodation comprises of 5 good size bedrooms, 2 en-suites and additional family bathroom to the first floor, whilst downstairs boasts a welcoming entrance hall, ground floor WC, bay fronted lounge, separate dining room with French doors leading to the rear garden, generously sized kitchen with a range of built in appliances and useful utility room with access to the double garage (currently utilised as a gym). The property sits on a fantastic size plot with ample off street parking to the front and a south west facing rear garden which offers an excellent degree of privacy and is mainly laid to lawn. Due to the property's location, a wealth of amenities are within easy reach such as Hykeham railway station with links to Newark Northgate, London Kings Cross and into Lincoln city centre, schooling at primary and secondary levels and a wealth of national retailers and supermarkets. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: E.



## Entrance Hallway

Having door to the front aspect, radiator and stairs rising to the first floor with under stairs storage cupboard.

## Ground Floor WC

3' 4" x 7' 5" (1.02m x 2.26m)

Having uPVC double glazed window to the front aspect, wash hand basin, low level WC and radiator.

## Lounge

12' 1" x 22' 6" into bay (3.68m x 6.85m)

Having uPVC double glazed bay window to the front aspect, radiator and feature fireplace.

## Dining Room

12' 1" x 12' 7" (3.68m x 3.83m)

Having uPVC double glazed French doors to the rear aspect and radiator.

## Kitchen

23' 1" x 11' 4" max (7.03m x 3.45m)

Having uPVC double glazed French doors and window to the rear aspect, two radiators, wall and base units with granite work surfaces over, inset sink and drainer unit, built in double oven, built in fridge freezer, built in dishwasher and ceiling spotlights.

## Utility Room

11' 7" x 5' 4" (3.53m x 1.62m)

Having uPVC double glazed window and door to the side aspect, radiator, wall and base units with work surfaces over, sink and drainer unit, space/plumbing for white goods, ceiling spotlights and door into double garage.

## First Floor Landing

Having radiator, cupboard and loft access. The loft is part boarded and has a ladder and light.

## Master Bedroom

12' 9" x 18' 3" (3.88m x 5.56m)

Having two uPVC double glazed windows to the front aspect, radiator, two fitted wardrobes and door to en-suite.

## Master En-Suite

5' 8" x 11' 6" (1.73m x 3.50m)

Having uPVC double glazed windows to the rear and side aspects, panelled bath with shower attachment over, separate shower cubicle, wash hand basin, low level WC, heated towel rail and ceiling spotlights.

## Bedroom 2

12' 2" x 14' 6" (3.71m x 4.42m)

Having uPVC double glazed window to the front aspect, radiator and door to en-suite.

## En-Suite 2

9' 6" max x 6' 0" max (2.89m x 1.83m)

Having uPVC double glazed window to the side aspect, shower cubicle, wash hand basin, low level WC, ceiling spotlights and radiator.

## Bedroom 3

10' 6" x 11' 6" (3.20m x 3.50m)

Having uPVC double glazed window to the rear aspect and radiator.

## Bedroom 4

9' 6" to back of wardrobes x 13' 6" to back of wardrobes (2.89m x 4.11m)

Having uPVC double glazed window to the rear aspect, radiator and fitted wardrobes/drawers.

## Bedroom 5

8' 8" x 7' 9" (2.64m x 2.36m)

Having uPVC double glazed window to the rear aspect and radiator.

## Family Bathroom

10' 1" max x 8' 6" max (3.07m x 2.59m)

Having uPVC double glazed window to the front aspect, panelled bath with shower attachment over, separate shower cubicle, wash hand basin, low level WC, ceiling spotlights and heated towel rail.

## Double Garage

15' 0" x 16' 7" (4.57m x 5.05m)

Currently utilised as a gym. Having up and over door, light and power.

## Outside Front

A driveway provides off street parking for numerous vehicles. The front garden is enclosed by a walled perimeter with railings, mainly laid to lawn with a range of shrubs and trees and gate to the side leading to the rear garden.

## Outside Rear

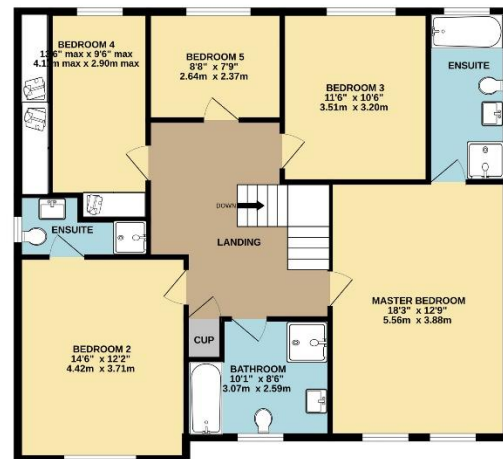
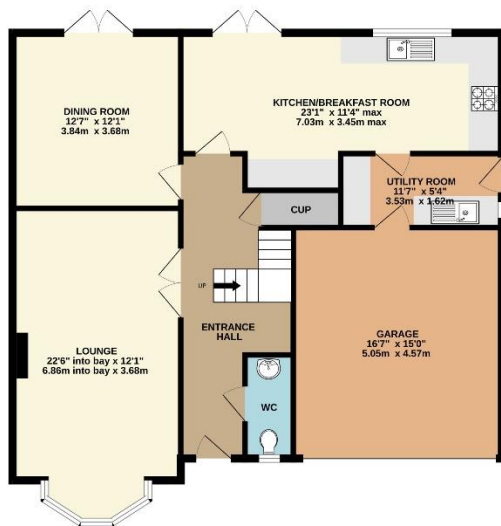
The generously sized south west facing rear garden offers an excellent degree of privacy and is mainly laid to lawn with a fenced/hedged surround, a range of plants, trees and shrubs, paved area with hot tub and decked seating area - fantastic for entertaining. Hot tub available - please contact the office for further details.





GROUND FLOOR

1ST FLOOR



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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