



- Detached House
- 3 Double Bedrooms
- Upgraded 14'5" Kitchen
- Lounge & Dining Room
- Shower Room Upgraded in 2023
- Downstairs WC & Conservatory
- Ample Off Street Parking & Garage
- Ideal Family Home

Heron Walk, North Hykeham, LN6 9TR,
Offers Over £280,000





Starkey&Brown is delighted to offer for sale this immaculately presented 3 double bedroom detached house situated in a highly desirable area of North Hykeham. The property boasts a recently upgraded 14'5" kitchen with a range of fitted appliances and ground floor WC, further additions to the ground floor include a bay fronted lounge, separate dining room and a conservatory measuring 17'5" max. Rising to the first floor are 3 double bedrooms with 2 bedrooms featuring built-in wardrobes, the master bedroom includes a shower ensuite and all bedrooms benefits from the use of a modern shower room. The property enjoys a non-overlooked rear garden and is easy to maintain being mostly laid to patio and having a west-facing orientation. To the front of the property there is ample driveway parking and access to a single garage. Heron Walk is situated to the south of North Hykeham and includes easy access to a range of amenities such as schooling at primary and secondary levels, nationwide retailers and supermarkets, a regular bus service to and from Lincoln city centre, walking distance to Hykeham rail station which has services to Newark, Nottingham and London King's Cross. For further details contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hall

Having a wood panelled front door entry with stained glass window, stairs rising to first floor and access into:

Lounge

12' 10" x 10' 8" (3.91m x 3.25m)

Having uPVC double glazed bay window to front aspect, gas fireplace, wood effect laminate flooring, radiator and access into:

Dining Room

10' 4" x 7' 8" (3.15m x 2.34m)

Having wood effect laminate flooring, radiator, coved ceiling and skirting board. Sliding doors leading into:

Conservatory

17' 5" max x 11' 4" (5.30m x 3.45m)

Being of uPVC construction with brick base, tiled floor, 1 electric heater and French doors leading onto rear garden.

Kitchen - Upgraded 3 years ago

14' 5" x 10' 4" (4.39m x 3.15m)

Having a range of base and eye level units with counter quartz worktops, integral appliances such as double oven with 4 ring induction hob and extractor hood over, integral dishwasher, fridge freezer, washer and dryer, integral pan drawers, 2 uPVC double glazed windows to rear aspect, uPVC door to side aspect for external use, radiator and access to:

Downstairs WC

2' 8" x 5' 2" (0.81m x 1.57m)

Having radiator, vanity hand wash basin unit, low level WC, coved ceiling and uPVC double glazed obscured window to side aspect.

First Floor Landing

Having landing with airing cupboard and shelving, storage cupboard and access to bedrooms.

Master Bedroom

12' 0" x 10' 9" (3.65m x 3.27m)

Having built-in wardrobes, coved ceiling, uPVC double glazed window to rear aspect and radiator.

En-Suite

7' 3" x 5' 6" (2.21m x 1.68m)

Having uPVC double glazed obscured window to rear aspect, low level WC, pedestal hand wash basin unit, coved ceiling, radiator, tiled surround and shower cubicle.

Bedroom 2

10' 11" to wardrobe x 11' 3" (3.32m x 3.43m)

Having uPVC double glazed window to front aspect, radiator, coved ceiling, built-in wardrobe and loft access. (Loft is boarded and having a pull down ladder).

Bedroom 3

10' 11" x 9' 4" (3.32m x 2.84m)

Having uPVC double glazed window to front aspect, cupboard over stairs and radiator.

Bathroom Upgraded in Summer 2023

7' 3" x 5' 5" (2.21m x 1.65m)

Having a walk-in shower arrangement with crittal style finish, wall mounted vanity hand wash basin unit, low level WC, tiled floor and surround, vertical heated towel rail, uPVC double glazed obscured window to rear aspect and extractor unit.

Outside Rear

Having an enclosed mostly laid to patio arrangements, with fenced perimeters, external water source and external power source.

Outside Front

Having driveway parking for many vehicles and access to:

Single Garage

Having power and lighting, up and over door, plumbing for washing machine.

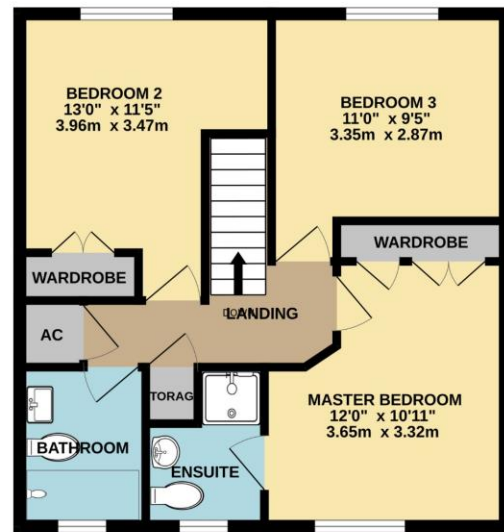
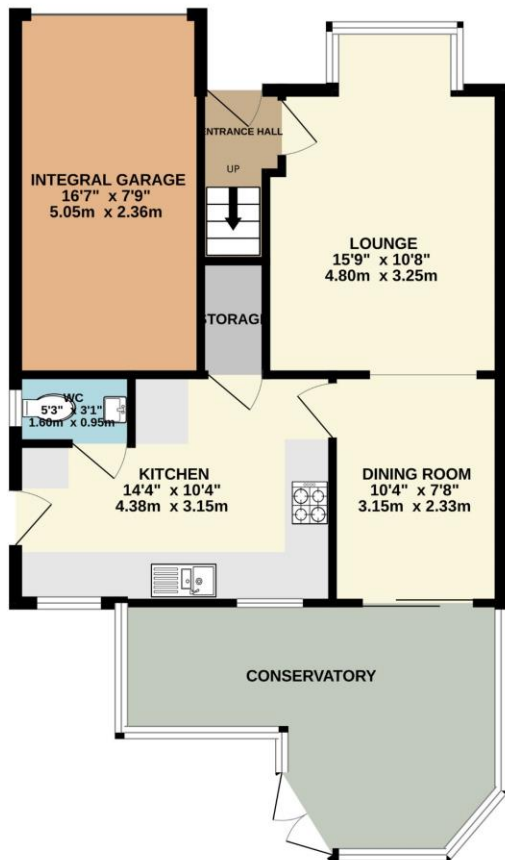




GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (112.9 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.
Made with Metropix ©2024

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



STARKEY
& BROWN
YOUR LOCAL PROPERTY PEOPLE