



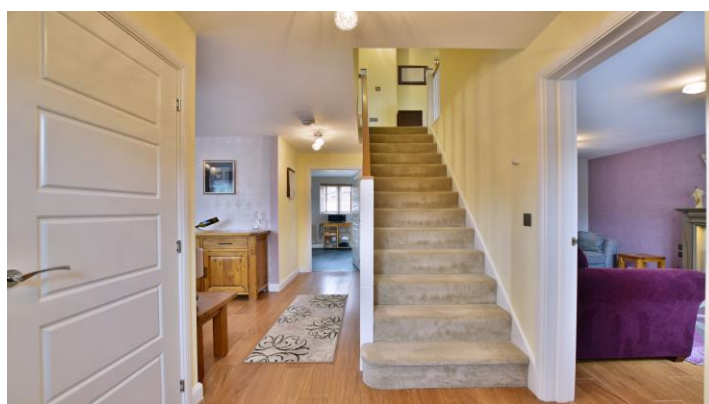
- Detached Family Home
- 4 Bedrooms
- 16'7 Lounge & Conservatory
- Kitchen & Dining Room
- En-Suite Shower Room & Shower Room
- Enclosed Landscaped Garden
- Gated Driveway For Large Vehicle
- Ideal For A Growing Family

Tiber Road, North Hykeham, LN6 9TY,
£345,000





Enjoying a prime position within the Manor Farm development at North Hykeham is this impressive 4 bedroom detached family home. Spanning accommodation over two floors, the property is immaculately presented throughout. The ground floor comprises a welcoming entrance hall which has been opened to the dining room creating a superb first impression with an abundance of natural light and space. There is a 16ft7 lounge with feature fireplace, downstairs WC, kitchen with island and integrated appliances and to finish the ground floor is a glass roof conservatory. Rising to the first floor are 3 double bedrooms and one single bedroom currently used as a dressing room. The master boasts a private en suite, and the bathroom has been modified to incorporate a full shower room arrangement by the current owners. The property comes with an extensive plot which enjoys privacy and the sun throughout the day. The rear garden is landscaped with patio seating areas and double gated access. Furthermore, there is a single garage and parking for multiple vehicles or a large vehicle such as a motorhome. The address comes with no site fees and brilliant access to local amenities perfect for a busy family, examples include; brilliant schooling at junior and senior level, public play parks, co-op food store, supermarkets and public transport links. Arrange a viewing today! Council tax band: D. Freehold.



Entrance Hall

Having laminate wood effect flooring with coved ceiling, front door entry to front aspect, storage cupboard with consumer unit and airing cupboard with hot water cylinder. Access to downstairs WC and stairs rising to first floor and opening to:

Dining Room

10' 8" x 9' 7" (3.25m x 2.92m)

Having 2 uPVC double glazed windows, wood laminate flooring, radiator and access to:

WC

2' 7" x 7' 6" (0.79m x 2.28m)

Having pedestal wash hand basin unit, chrome heated hand towel rail, low level WC, tiled flooring and extractor unit.

Lounge

10' 2" x 16' 7" (3.10m x 5.05m)

Having uPVC double glazed window to front aspect, French doors to rear aspect leading onto conservatory, 2 radiators, wood effect laminate flooring, feature electric fireplace with mantle piece.

Kitchen

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

Having a range of base and eye level units with counter worktops and subway tiled surround, feature kitchen island, integral appliances such as fridge freezer, integral oven with 4 ring hob and extractor hood over, wall mounted Ideal Logic 15 condensing boiler, 3 uPVC double glazed windows and a low level LED lighting to base units.

Conservatory

12' 1" x 11' 1" (3.68m x 3.38m)

Being of brick base with uPVC construction, 1 electric heater, uPVC door leading onto rear garden and wood effect laminate flooring.

First Floor Landing

Having uPVC double glazed window to rear aspect and radiator.

Master Bedroom

15' 1" max x 10' 0" (4.59m x 3.05m)

Having uPVC double glazed window to front and side aspects, radiator and built-in wardrobes with mirror effect sliding doors. Access to:

En-Suite

6' 8" x 3' 9" (2.03m x 1.14m)

Having shower cubicle, chrome heated hand towel rail, low level WC, pedestal hand wash basin unit, extractor unit, shaver point and a uPVC double glazed obscured window to front aspect.

Bedroom 2

8' 7" x 14' 9" (2.61m x 4.49m)

Having 2 uPVC double glazed windows and radiator.

Bedroom 3

12' 2" x 9' 0" (3.71m x 2.74m)

Having uPVC double glazed window to front aspect, radiator and loft access (loft heavily insulated with no ladder and no boarding).

Bedroom 4

7' 0" x 7' 4" (2.13m x 2.23m)

Having uPVC double glazed window and radiator.

Shower Room

5' 5" x 6' 8" (1.65m x 2.03m)

Having a large full length shower cubicle with tiled surround, low level WC, pedestal hand wash basin unit, chrome heated towel rail, extractor unit and wood effect vinyl flooring.

Outside Rear

Having 2 patio seating areas, an additional lawn area, driveway parking behind double gated access, external power and water source and is enclosed with fenced perimeters. Access to:

Garage

15' 9" x 9' 2" (4.80m x 2.79m)

Having up and over door, power and lighting.

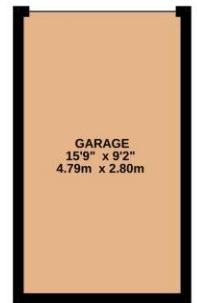




GROUND FLOOR
734 sq.ft. (68.1 sq.m.) approx.

1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.

GARAGE
144 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA: 1472 sq.ft. (136.7 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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