



- Extended 5 Bedroom Home
- 27'11 Open Plan Kitchen/Living Space
- Garden Room
- Purpose Built Bar & Entertainment Space
- Enclosed South-Facing Garden
- Private Walled Driveway
- Solar Panels Owned Outright
- Viewing Essential

Hainton Road, Lincoln, LN6 7PR,
Offers Over £400,000





Starkey&Brown is pleased to offer for sale this immaculately presented extended 5 bedroom detached family home. This property is located off Rookery Lane which is nearby to North Hykeham and Boultham Park area with schooling at primary and secondary levels, Boultham Park, Co-op foodstore, pharmacy, nationwide retail outlets, doctors surgery and a regular bus service to from the Cathedral city of Lincoln. Accommodation briefly comprises of a lounge, 27ft kitchen with open plan living space, 16ft garden room with separate electric system, integral garage, downstairs wet room and utility. Rising to the first floor there are 5 well-appointed bedrooms with a generous sized Jack&Jill family bathroom. Further benefits of the property includes underfloor heating to the ground floor, owned outright solar panels with fitted battery generating £100 a month over the last 3 months with approximately £130 back feed-in, uPVC double glazing throughout and GCH to the first floor. To the rear of the property there is a landscaped garden with a fantastic 28ft bar and entertainment space. To the front of the property there is a generous driveway with access to integral garage. To arrange a viewing contact Starkey&Brown. Council tax band: C. Freehold.



Lounge

13' 0" x 12' 9" (3.96m x 3.88m)

Having uPVC double glazed bay fronted window to front aspect and underfloor heating.

Kitchen/Open Plan Living Space

27' 9" x 20' 0" (8.45m x 6.09m)

Having wood flooring, window to rear aspect, a feature log burner. Kitchen having a range of base and eye level units with counter worktop, Zipp tap which provides filtered boiling, chilled and sparkling water, sink, built-in space for a fridge freezer, built-in double oven, dishwasher, oven and built-in induction hob and extractor. Two sets of bi-folding doors leading into:

Garden Room

16' 7" x 10' 11" (5.05m x 3.32m)

Having uPVC windows, wood flooring, sliding door and a side door leading to rear garden.

Wet Room

7' 11" x 5' 10" (2.41m x 1.78m)

Having obscured window to side aspect, low level WC, wash hand basin, walk-in shower, tiled flooring, tiled surround and heated towel rail.

Integral Garage

10' 11" x 7' 11" (3.32m x 2.41m)

Having electric door. Leading into:

Utility Space

7' 11" x 4' 5" (2.41m x 1.35m)

Having space and plumbing for tumble dryer and washing machine, sink with worktop, cupboard and large tank.

Purpose Built Bar & Entertainment Space

28' 7" x 17' 8" (8.71m x 5.38m)

Being fully insulated, owned outright solar panels (also houses the main property), additional battery backup for solar panels, bar worktop space and large open space with air conditioning unit.

Bedroom 1

19' 7" x 12' 9" (5.96m x 3.88m)

Having 2 windows to rear aspect, air conditioning unit and radiator. Leading into:

Jack & Jill Family Bathroom

Having a freestanding bath, shower, wash hand basin, low level WC, large mirror, vinyl flooring, tiled walls, obscured window to rear aspect and heated towel rail.

Bedroom 2

11' 5" x 10' 5" (3.48m x 3.17m)

Having uPVC bay window to front aspect, fitted storage and radiator.

Bedroom 3

16' 0" x 7' 2" (4.87m x 2.18m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 4

8' 0" x 7' 10" (2.44m x 2.39m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 5 (Currently used as a dressing room)

13' 1" x 6' 10" (3.98m x 2.08m)

Having uPVC double glazed window to side aspect and radiator.

Outside Rear

Being south-facing, patio areas and a large astro turf area. Access to bar/entertainment area.

Outside Front

Having a generous block paved driveway with parking for 3/4 vehicles and access to integral garage.

Agents Note

Solar panels covers the bar and the entirety of the property for the electrics and runs on own gas central heating. Please contact Starkey&Brown for more information.





GROUND FLOOR
1549 sq.ft. (143.9 sq.m.) approx.

1ST FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 2364 sq.ft. (219.7 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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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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