



- CHAIN FREE! EPC RATING: B!
- 3 Bedrooms
- Immaculate Condition Throughout
- En-Suite To Master

- South-Facing Garden
- Spacious Lounge
- Kitchen & Dining Room
- Garage & Driveway

Vespasian Way, North Hykeham, LN6 9ZZ,
£290,000





Situated on the sought after Manor Farm development in North Hykeham. Starkey&Brown are delighted to offer for sale this spacious modern 3 bedroom detached house on Vespasian Way. The property is situated at the end of the cul-de-sac and offers a south-facing private rear garden. Internally, the property has 3 bedrooms, an en-suite to the master and a family bathroom to the first floor. Whilst downstairs offers a spacious lounge, stunning open plan kitchen and dining area, dining area having French doors leading to the rear garden. There is also a driveway with off street parking for 2 cars and a single garage. To truly appreciate this properties position and condition an inspection is highly recommended. Council tax band: C. Freehold.



Front door into:

Hallway

Having stairs rising to first floor.

Downstairs WC

5' 9" x 3' 6" (1.75m x 1.07m)

Having a 2 piece suite comprising of wash hand basin and a low level flush WC.

Lounge

16' 3" x 10' 5" (4.95m x 3.17m)

Having radiator and uPVC windows to front and side aspects.

Kitchen

16' 10" x 7' 3" (5.13m x 2.21m)

Having a range of high quality cupboards and drawers, rolled edge worktops surfaces, a fitted Bosch extractor hood, 4 ring induction hob with oven below, plumbing for washing machine and dishwasher, double radiator, door to rear garden, splashback tiling, single sink with single drainer unit and open plan to:

Dining Room

12' 7" max x 8' 2" (3.83m x 2.49m)

Having light and airy space with a uPVC window to front aspect, uPVC French doors leading onto rear garden and a double radiator.

First Floor Landing

Bedroom 1

13' 9" max x 12' 9" max (4.19m x 3.88m)

Having uPVC window to side and front aspects, single radiator and recess for wardrobes. Door to:

En-Suite

Having a 3 piece suite comprising of walk-in double shower cubicle, low level flush WC, wash hand basin, single radiator and uPVC window to front aspect.

Bedroom 2

12' 1" max x 8' 7" (3.68m x 2.61m)

Having wardrobe recess space, spacious storage cupboard, uPVC windows to front and side aspects and radiator.

Bedroom 3

7' 3" x 6' 10" (2.21m x 2.08m)

Having uPVC window and radiator.

Family Bathroom

Having a 3 piece suite comprising of panelled bath, wash hand basin, low level flush WC, uPVC frosted window and radiator.

Outside

The property occupiers a corner plot position and benefits from a tarmac drive with off street parking for 2 cars leading up to a single garage. Gated access to rear garden.

Rear Garden

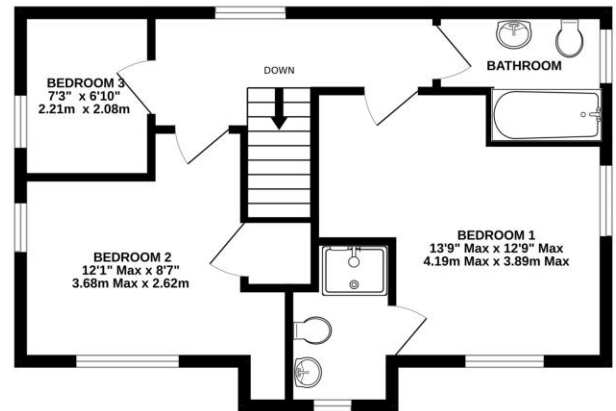
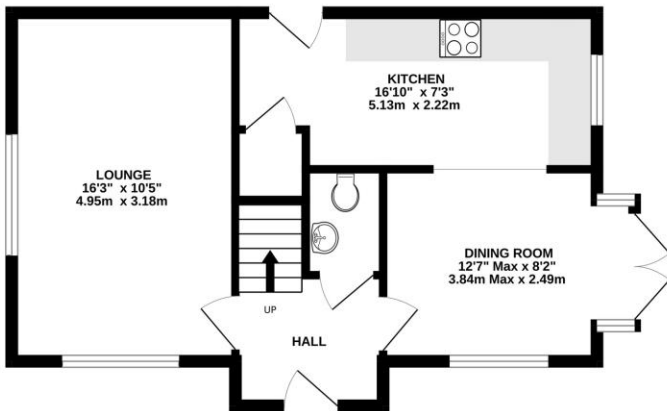
Is predominantly south-facing and has a walled and fenced surround and a paved patio area.





GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.9 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.
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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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