



- Extended Family Home
- 19'7 Lounge
- 12'4 Dining Room
- 14'6 Kitchen

- Bathroom
- Conservatory
- Large Enclosed Rear Garden
- Gated Driveway Parking

Mill Lane, North Hykeham, LN6 9PA,
£260,000





Situated in the ever popular residential area of North Hykeham is this 3 bedroom semi-detached family home. Accommodation briefly comprises entrance hallway, 2 reception rooms, kitchen, downstairs WC and conservatory. Rising to the first floor there are 3 bedrooms and a 14'0 family bathroom. To the rear of the property there is a large enclosed rear garden which is mostly laid to lawn. To the front of the property there is a generous driveway with parking for 5 vehicles and access to a detached garage. Contact Starkey&Brown to arrange a viewing. Council tax band: B. Freehold.



Dining Room

Having bay fronted window to front aspect and a radiator.

Lounge

19' 7" x 11' 8" (5.96m x 3.55m)

Having window to rear aspect looking into conservatory, door leading to conservatory, radiator and a feature fireplace.

Conservatory

11' 5" x 10' 3" (3.48m x 3.12m)

Being of uPVC construction with brick base and door leading to rear garden.

Kitchen

14' 6" x 7' 5" (4.42m x 2.26m)

Having window to side aspect, door leading to rear garden, a range of base and eye level units with counter worktops, built-in oven, hob and cooker hood over, tiled walls, tiled floor, stainless steel sink and drainer unit.

Downstairs WC

2' 9" x 5' 6" (0.84m x 1.68m)

Having wash hand basin, low level flush WC and a radiator.

Bedroom 1

12' 4" x 11' 8" (3.76m x 3.55m)

Having bay fronted window to front aspect and radiator.

Bedroom 2

11' 8" x 9' 9" (3.55m x 2.97m)

Having window to rear aspect, fitted storage and radiator.

Bedroom 3

8' 8" x 6' 0" (2.64m x 1.83m)

Having window to front aspect, small fitted storage and radiator.

Bathroom

14' 6" x 7' 5" (4.42m x 2.26m)

Having obscure window to side aspect, obscure window to rear aspect, shower cubicle, corner bath, low level WC, wash hand basin unit, tiled walls and vinyl flooring.

Outside Rear

Having a generous enclosed rear garden, a patio seating area, rockery, pond with water style fountain, laid to lawn areas and extended garden past the conifers.

Outside Front

Having a generous driveway with parking for 5 vehicles. Gate leading to the side of the property and garage.

Garage

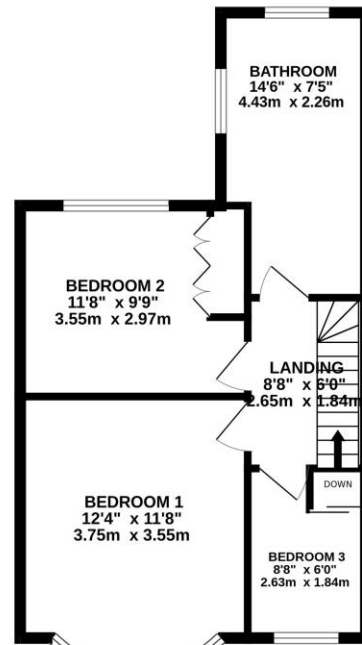
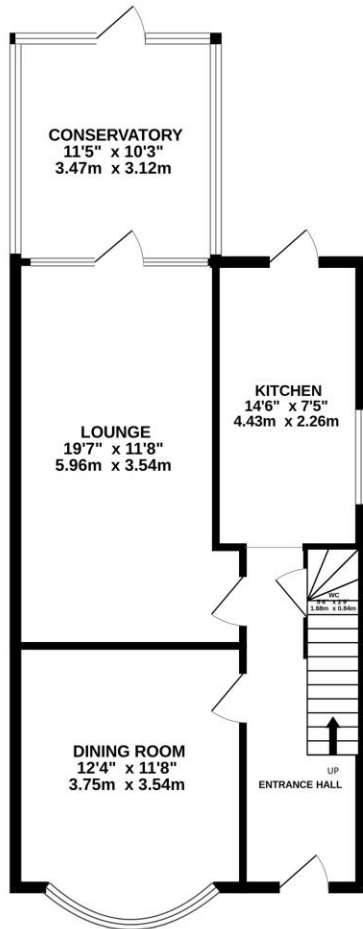
Having up and over door, power and light.





GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.2 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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