



- Three Storey Town House
- Very Well Presented Throughout
- Popular Residential Location
- Refurbished Kitchen & 16'6 Lounge Diner

- 3 Large Double Bedrooms
- Master En-Suite & Dressing Room
- Driveway & Garage
- Call Today To View!

Taurus Avenue, North Hykeham, LN6 9FJ,
£235,000





Starkey&Brown is pleased to offer for sale this very well presented and spacious townhouse located within this popular residential location in North Hykeham. Accommodation briefly comprises entrance hallway, refurbished ground floor WC, 16'6 max lounge diner with French doors overlooking the garden, 12'10 kitchen which was refurbished in 2019, 3 generous double bedrooms, dressing room and en-suite shower room to master bedroom and first floor family bathroom. Outside the property has it's own driveway and brick built garage and landscaped fully enclosed garden to the rear. Call today to view! Council tax band: C. Freehold.



Entrance Hallway

Having composite front entrance door, wood effect luxury vinyl flooring, radiator, storage cupboard and stairs rising to first floor.

Ground Floor WC

Having being refurbished in 2020 and having low level WC, wash hand basin set in vanity unit, ceramic tiled floor, radiator, part tiled walls and extractor.

Lounge Diner

16' 6" max x 13' 5" max (5.03m x 4.09m)

Having wood effect luxury vinyl flooring, radiator, understairs storage cupboard and French doors overlooking the garden.

Kitchen

12' 10" x 6' 4" (3.91m x 1.93m)

Having being refurbished in 2019 and having a range of matching wall and base units, stainless steel sink unit with mixer taps over and tiled splash backs, built-in eye level oven, gas hob with cooker hood over, space for full height fridge freezer, plumbing for washing machine, integral dishwasher, ceramic tiled floor, radiator and extractor.

First Floor Landing

Having radiator and stairs rising to second floor.

Bedroom 2

13' 5" x 11' 6" max (4.09m x 3.50m)

Having radiator.

Bedroom 3

13' 5" x 11' 0" max (4.09m x 3.35m)

Having radiator.

Bathroom

Having 3 piece suite comprising panelled bath with hand held shower attachment over, pedestal wash hand basin with tiled splash backs, low level WC, radiator, part tiled walls, electric shaver point and extractor.

Second Floor Landing

Master Bedroom

13' 3" max x 12' 10" excluding dormer (4.04m x 3.91m)

Having dormer window to front aspect, airing cupboard housing hot water cylinder, radiator and archway leading into:

Dressing Room

10' 4" x 6' 4" (3.15m x 1.93m)

Having a range of wardrobes and drawers (negotiable), radiator, Velux window to rear aspect and access to loft.

En-Suite

Having 3 piece suite comprising double tiled shower cubicle with mains fed rainfall shower, additional hand held shower and sliding glass shower door, pedestal hand wash basin with tiled splash backs, low level WC, wood effect vinyl flooring, radiator, Velux window to rear aspect, linen cupboard, electric shaver point and extractor.

Outside Front

To the front of the property there is a small slate bed garden area with outside lighting and adjacent driveway and brick built garage.

Garage

17' 3" x 8' 7" (5.25m x 2.61m)

Being of brick built construction and having up and over door and pitched roof providing storage space.

Outside Rear

To the rear of the property there is a fully enclosed landscaped garden comprising artificial turf with 2 paved patio areas, outside lighting and gate leading to rear.

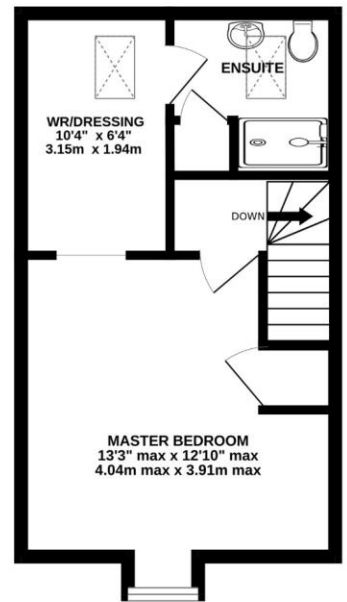
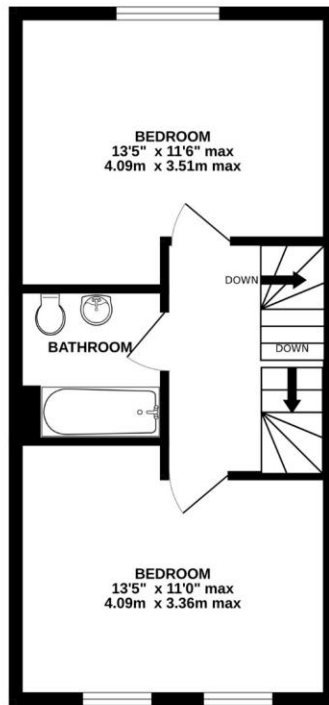
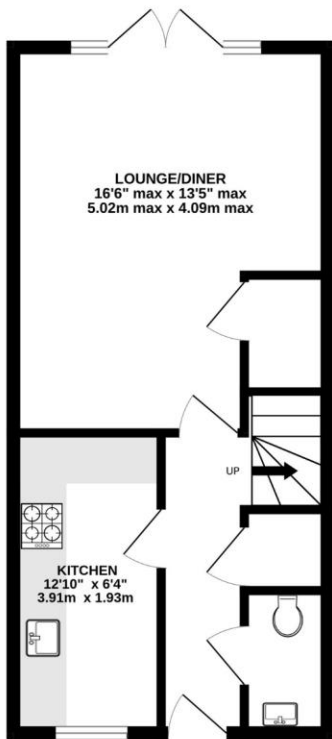




GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.

2ND FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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