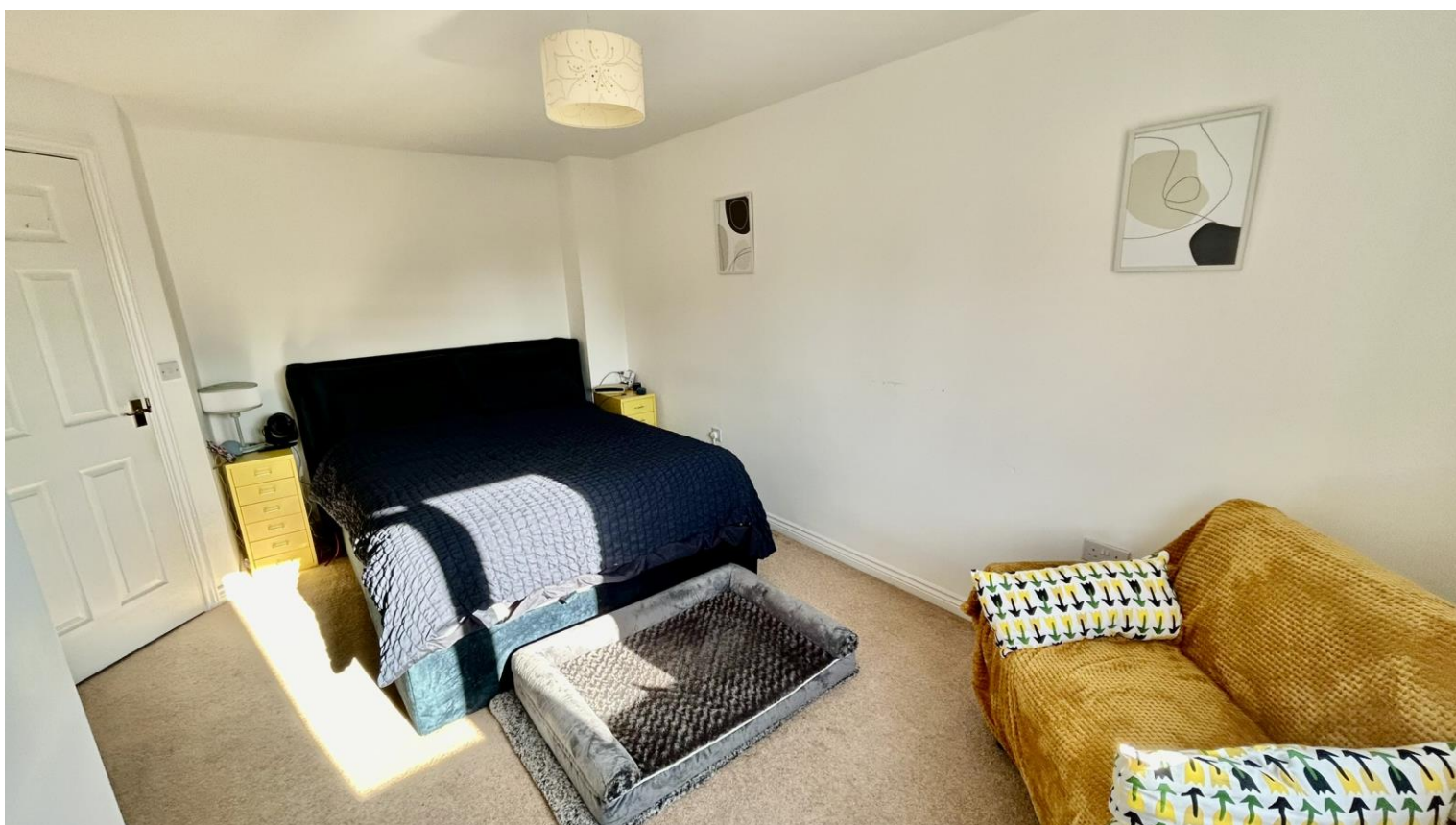




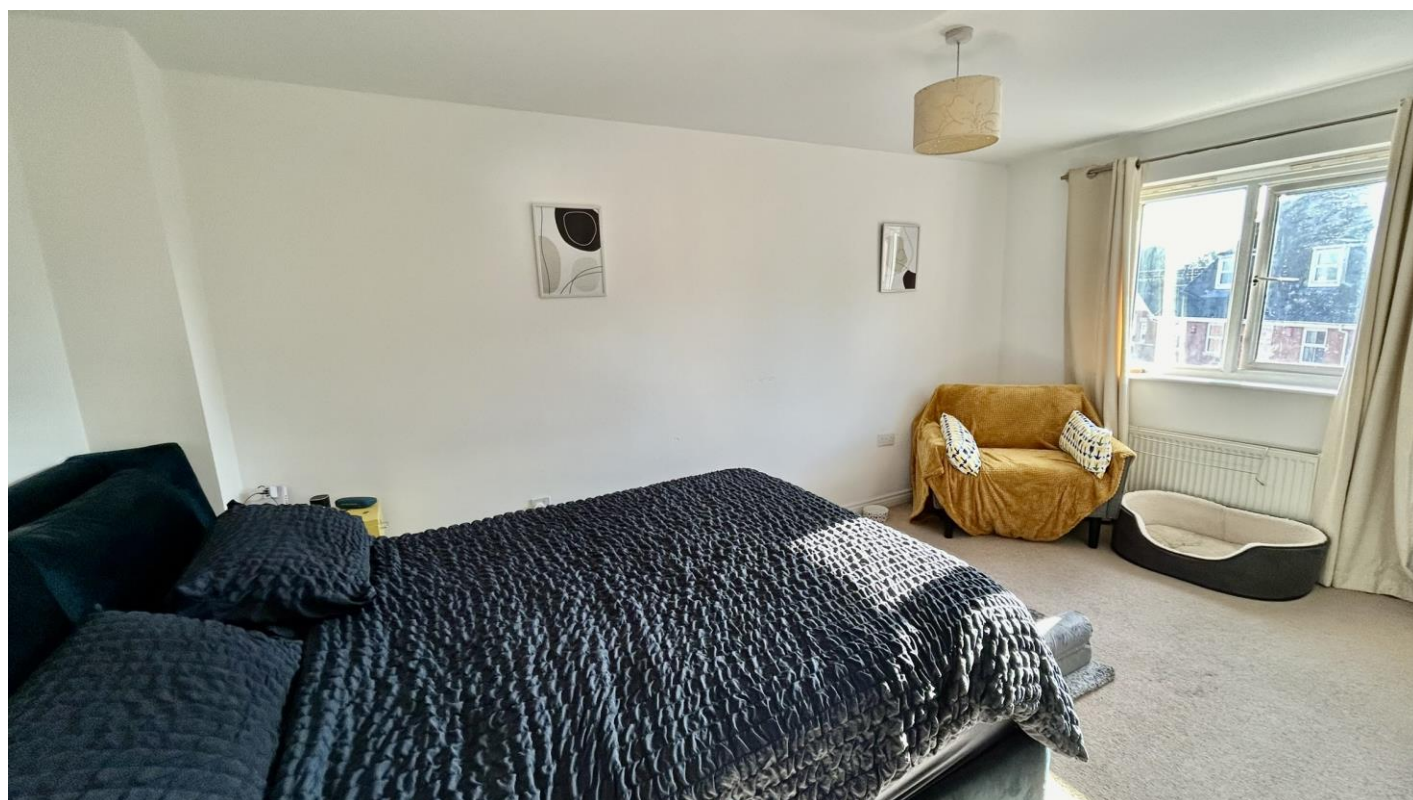
- Well Presented Town House
- Lounge
- Kitchen Diner
- 4 Bedrooms
- Family Bathroom & Master En-Suite
- Driveway Parking
- Garage
- Call Today To View

Heather Gardens, North Hykeham, LN6 8RQ,
£230,000





Starkey&Brown is delighted to offer for sale this modern end town house situated in the popular residential area of North Hykeham. The property is located in a cul-de-sac position and boasts accommodation comprising of entrance hallway, kitchen diner, downstairs WC and garage. Rising to the first floor there is a 15'0 lounge, main family bathroom and bedroom 3. To the second floor there is bedrooms 1, 2 and 4, bedroom 1 having an en-suite. To the rear of the property there is a generous enclosed rear garden. To the front of the property there is driveway parking. Further benefits of the property includes gas central heating and uPVC double glazing throughout. North Hykeham has a wealth of local amenities these include schooling at primary and secondary levels, Asda supermarket, doctor surgery, veterinary, The Forum shopping centre, Hykeham rail station and a regular bus service to and from the Cathedral city of Lincoln. Contact Starkey&Brown to arrange a viewing. Council tax band: D. Freehold.



Kitchen Diner

Having uPVC double glazed window to rear aspect, French doors leading to the rear aspect. A range of base and eye level units and counter worktops, built-in oven, hob, dishwasher, radiator, sink and drainer unit with tiled surround.

Downstairs WC

5' 0" x 2' 9" (1.52m x 0.84m)

Having uPVC double glazed frosted window to side aspect, low level WC, wash hand basin unit and radiator.

Garage

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

Having up and over door, power and light.

First Floor

Lounge

15' 1" x 13' 6" (4.59m x 4.11m)

Having 2 uPVC double glazed windows to rear aspect, radiator and French doors to rear aspect.

Bathroom

9' 2" x 5' 7" (2.79m x 1.70m)

Having low level WC, wash hand basin, panelled bath with shower over, tiled walls, vinyl flooring and heated towel rail.

Bedroom 3

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

Having uPVC double glazed window to front aspect and radiator.

Second Floor

Bedroom 1

14' 9" x 11' 7" (4.49m x 3.53m)

Having uPVC double glazed window to front aspect and radiator. Access to:

En-Suite

6' 4" x 5' 10" (1.93m x 1.78m)

Having uPVC double glazed frosted window to rear aspect, low level WC, wash hand basin, shower cubicle and heated towel rail.

Bedroom 2

13' 6" x 8' 9" (4.11m x 2.66m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 4

10' 2" x 6' 4" (3.10m x 1.93m)

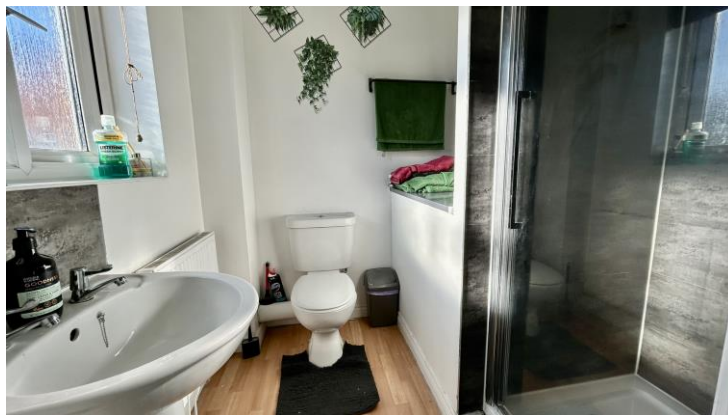
Having uPVC double glazed window to rear aspect and radiator.

Outside Rear

Having an enclosed garden with a small patio area and is mostly laid to lawn with shrubs and bushes.

Outside Front

Having driveway with parking for 1/2 vehicles and access to garage.

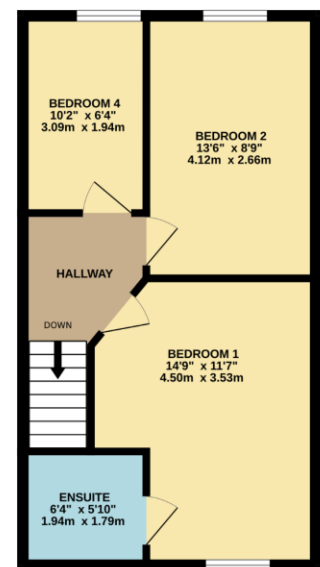
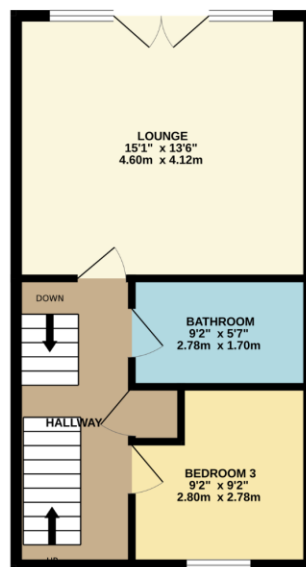
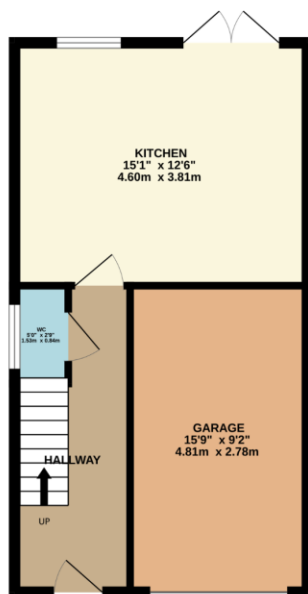




GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.

2ND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1279 sq.ft. (118.9 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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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

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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