



- Renovation Project
- Four Bedroom Home
- Art Deco Style
- Generous Plot

- Garage
- Gated Driveway
- Multiple Reception Rooms
- NO CHAIN!

Chapel Lane, North Hykeham, LN6 9QZ,  
£385,000





Starkey&Brown is pleased to present this fantastic art deco style home in need of a full renovation. This property is just over 1600 sq.ft and provides diverse living spaces throughout along with fantastic future potential as the property sits on a very generous corner plot. The accommodation briefly comprises of a large entrance porch, dining room, living room, kitchen, downstairs WC and garage. Rising to the first floor the property has 4 generous bedrooms and a family bathroom with a separate WC. Outside the property has a wrap-around, mostly laid to lawn garden and a very generous driveway for multiple vehicles. Please contact Starkey&Brown today for full information. We highly advise viewing this property to see it in its full glory. Freehold. Council tax band: D.



### Living Room

Having aluminium double glazed windows to the front and side aspect and a radiator.

### Dining Room

9' 11" x 10' 9" (3.02m x 3.27m)

Having aluminium double glazed window to the front and side aspect with a radiator.

### Kitchen

9' 11" x 14' 2" (3.02m x 4.31m)

Having aluminium double glazed windows to the side and rear aspects, the kitchen currently has a basin, gas supply and water supply to attach an oven straight away.



### Garage

11' 7" x 19' 10" (3.53m x 6.04m)

Having electric door, plumbing and power.

### Downstairs WC

Having aluminium double glazed window to the side aspect, toilet and basin.

### Bedroom 1

11' 6" x 17' 6" (3.50m x 5.33m)

Having aluminium double glazed windows to the front and side aspect, built-in wardrobe and radiator.

### Bedroom 2

11' 7" x 16' 7" (3.53m x 5.05m)

Having aluminium double glazed window to the front aspect, built-in storage and radiator.

### Bedroom 3

8' 11" x 11' 8" (2.72m x 3.55m)

Having aluminium double glazed window to the front aspect and a radiator.

### Bedroom 4

8' 7" x 11' 2" (2.61m x 3.40m)

Having aluminium double glazed window to the side aspect and a radiator.

### Bathroom

5' 7" x 8' 6" (1.70m x 2.59m)

Having aluminium double glazed window to the side aspect, working bath and basin and a radiator.

### Upstairs WC

Having a aluminium double glazed window to the side aspect and a toilet.

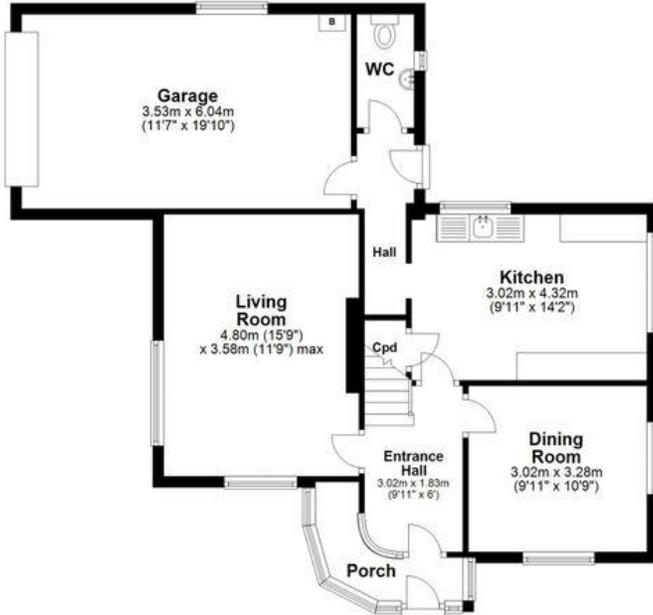
### Outside

Mostly laid to lawn, wrap-around garden which is very generously sized, a few orchard trees, pine trees and wrap-around hedging. Also a generously sized driveway that can easily host multiple vehicles.



### Ground Floor

Approx. 78.3 sq. metres (842.4 sq. feet)



### First Floor

Approx. 70.7 sq. metres (760.6 sq. feet)



Total area: approx. 148.9 sq. metres (1602.9 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY.

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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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