



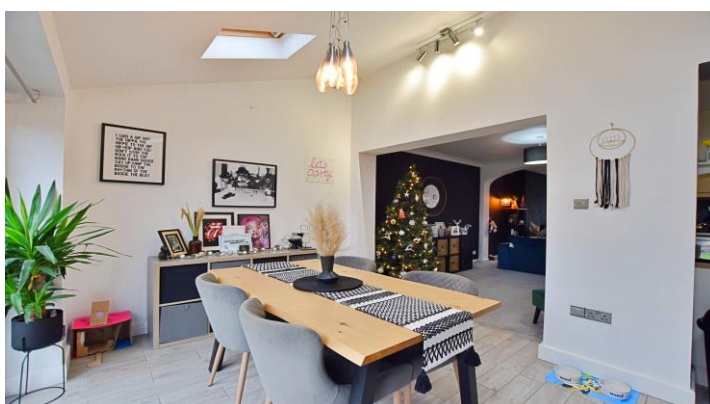
- Extended Semi Detached House
- 3 Bedrooms
- 1048 Sq Ft
- Open Plan Layout With Bi-Fold Doors
- 1950'S Build
- Rear Garden With Seating Area
- Driveway Parking & Single Garage
- Immaculately Presented Throughout

Buttery Close, Lincoln, LN6 8SL,
£259,950





Enjoying an extended ground floor layout is this 3 bedrooms semi detached house built in the 1950s. Located within the southern outskirts of Lincoln, the property comes with immaculate interiors throughout. The ground comprises of a welcoming entrance hallway which gives access to the living spaces. There is a generous sized lounge with bay window which leads through to a dining space with Velux skylights and bifold doors. Completing the ground floor is a stylish kitchen with a range of units and appliances. Rising to the first floor are 3 bedrooms which all benefit from a luxury 4 piece family bathroom suite. Externally the property enjoys a desirable rear garden having a family friendly arrangement and seating area perfect for relaxing and entertaining guests. To the front is driveway parking and access to a single garage. The area boasts excellent local schools at primary and secondary level providing high-quality education for children of all ages. Families can enjoy outdoor spaces such as nearby Hartsholme Park, perfect for picnics and walks. North Hykeham Leisure Centre offers swimming and sports facilities, while local parks provide playgrounds for younger children. Convenient supermarkets and retail outlets can be found on Tritton Road and North Hykeham Shopping Centre. Council tax band: B. Freehold.



Entrance Hallway

Having recently fitted composite front door to the front aspect, wood effect ceramic tiled flooring, radiator, coved ceiling, utility cupboard with plumbing for washing machine, Ideal combination condensing central heating boiler (installed 2019) and stairs rising to first floor.

Lounge

14' 0" into bay x 11' 10" (4.26m x 3.60m)

Having log effect gas fireplace with exposed brick chimney breast, walk in bay window to front aspect, radiator, coved ceiling, wall lights and opening into:

Play Room

11' 2" x 10' 0" (3.40m x 3.05m)

Having radiator, coved ceiling and opening into:

Dining Room

13' 10" min x 8' 8" (4.21m x 2.64m)

Having wood effect ceramic tiled floor with underfloor heating, 3 Velux windows to rear aspect and large bi-folding doors leading onto rear garden.

Kitchen

12' 0" x 9' 4" (3.65m x 2.84m)

Having a range of matching wall and base units, concealed pelmet lighting, built in wine rack, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, instant hot water tap, cooking range with cooker hood over, integral dishwasher, space for fridge, wood effect ceramic tiled floor with underfloor heating.

First Floor Landing

Having coved ceiling, access to part boarded loft with loft ladder and lighting.

Bedroom 1

12' 11" x 11' 6" (3.93m x 3.50m)

Having radiator and coved ceiling.

Bedroom 2

12' 0" x 11' 6" (3.65m x 3.50m)

Having radiator and coved ceiling.

Bedroom 3

7' 5" x 7' 4" (2.26m x 2.23m)

Having radiator and coved ceiling.

Luxury Family Bathroom

7' 5" x 7' 10" (2.26m x 2.39m)

Having luxury 4 piece suite comprising roll-edge bath with mixer tap and hand held shower over, double shower cubicle with mains rainfall shower, additional handheld shower and sliding glass shower door, pedestal wash hand basin with tiled splash backs, low level WC, wood effect luxury vinyl flooring, part tiled walls, LED down lights and extractor.

Outside Front

To the front of the property there is a lawned garden with lavender border, outside lighting, block paved driveway with space for several vehicles, extending to side and garage. Gate at side leading to rear garden.

Garage

20' 0" x 9' 0" (6.09m x 2.74m)

Being of concrete construction with recently refurbished roof and having up and over door, power and light and door leading into garden.

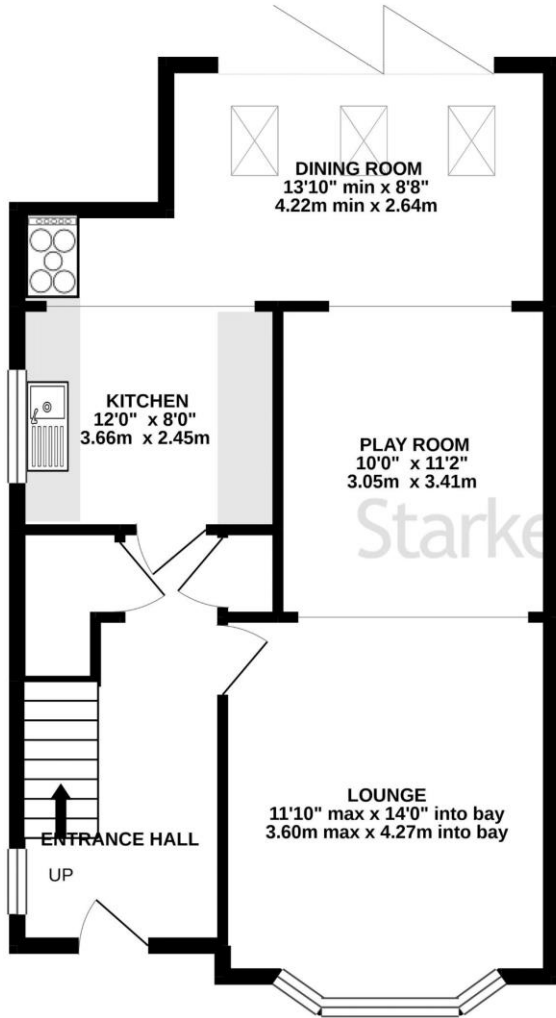
Outside Rear

To the rear of the property there is a fully enclosed lawned garden with block paved patio area, additional paved patio area, raised timber decking area and personal door to garage.





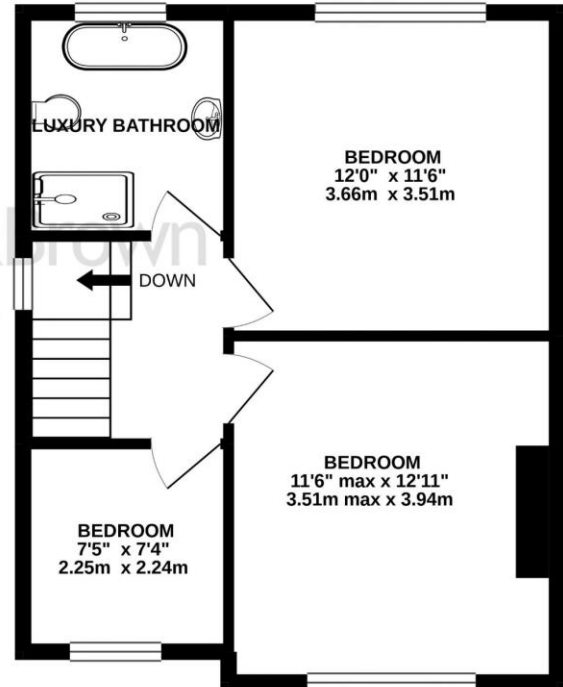
GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 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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1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.



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