



- NO ONWARD CHAIN
- Modern Town House
- 3 Bedrooms
- 2 Bathrooms

- 3 Storeys
- Rear Garden
- Garage & Driveway
- Great Location For Schools

Tiber Road, North Hykeham, LN6 9ST,
£220,000





Offered for sale with no onward chain this 3 bedroom modern townhouse located within the Manor Farm development of North Hykeham. Boasting living accommodation over 3 floors the property includes 3 bedrooms and 2 bathrooms. Ground floor comprises of a welcoming entrance hall with a downstairs WC, access to a kitchen and lounge diner with French doors leading onto the rear garden. Rising to the first floor are 2 double bedrooms which both benefit from the use of a 3 piece family bathroom. Rising to the second floor is the master bedroom, dressing area and an en-suite shower room. To the rear of the property is an easy to maintain garden, enclosed with fenced perimeters, access to a single garage and allocated parking. Tiber Road is conveniently located within easy reach of many amenities these include schooling at primary and secondary levels, independent retailers and nationwide brands, quick access to A46, Hykeham railway station and a regular bus service to and from Lincoln city centre. For further details and viewing arrangements. Contact Starkey&Brown. Council tax band: C. Freehold.

Entrance Hall

Front door entry to front aspect, understairs storage cupboard. Access to living accommodation, stairs rising to first floor and access to:

Downstairs WC

Having hand wash basin unit, low level WC and uPVC double obscured glazed to front aspect.

Kitchen

6' 2" x 12' 7" (1.88m x 3.83m)

Having a range of base and eye level units, space and plumbing for appliances, sink and drainer unit, integral oven, 4 ring hob with extractor hood over, tiled floor, uPVC double glazed window to front aspect, radiator and wall mounted Ideal Logic condensing boiler.

Lounge Diner

16' 4" x 13' 3" (4.97m x 4.04m)

Having French doors to rear aspect leading onto the rear garden, radiator, understairs storage cupboard and an electric fireplace.

Bedroom 3

11' 0" max x 13' 3" (3.35m x 4.04m)

Having 2 uPVC double glazed windows to front aspect and radiator.

Bedroom 2

11' 4" x 13' 4" (3.45m x 4.06m)

Having uPVC double glazed window to rear aspect and radiator.

Bathroom

6' 4" x 6' 3" (1.93m x 1.90m)

Having bath tub with half tiled surround, pedestal wash hand basin unit, low level WC, extractor unit, shaver point and radiator.

Master Bedroom

13' 3" x 13' 0" (4.04m x 3.96m)

Having uPVC double glazed window to front aspect, radiator, storage cupboard with hot water cylinder. Access into:

Dressing Area

10' 3" x 6' 5" (3.12m x 1.95m)

Having radiator, Velux window and access to:

En-Suite

6' 4" x 6' 9" (1.93m x 2.06m)

Having shower cubicle, low level WC, vanity hand wash basin unit, shaver point, extractor unit, Velux window, storage cupboard with shelving.

Outside Rear

Is enclosed with fenced perimeters. Being mostly laid to lawn. Access to garage and allocated parking.

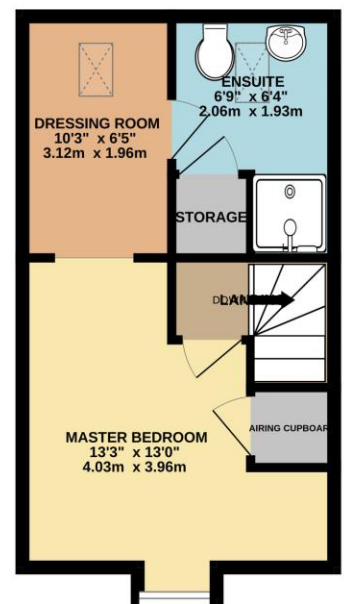
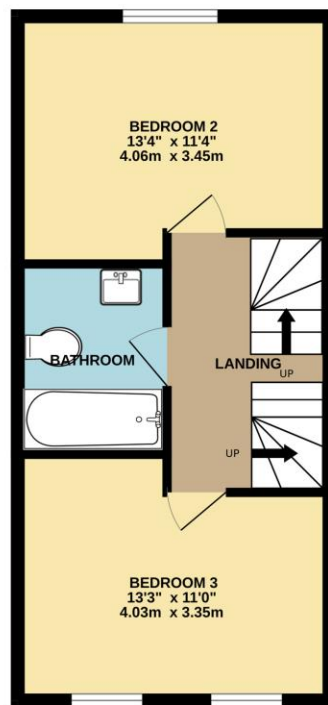
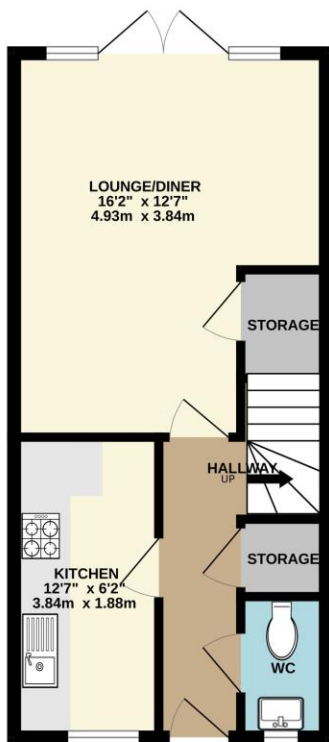




GROUND FLOOR

1ST FLOOR

2ND FLOOR



TIBER ROAD, NORTH HYKEHAM, LN6 9ST

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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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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