



- Detached Family Home
- 4 Bedrooms
- Family Bathroom & En-Suite Shower Room
- Immaculately Presented Throughout

- 17'8" X 11'7" Lounge
- Kitchen With Smeg Appliances & Utility Room
- Landscaped Rear Garden
- Call Today To View

Buttercup Way, North Hykeham, LN6 9FX,
Offers In Excess Of £374,950





Enjoying a tree lined cul-de-sac address is this superb 4 double bedroom detached family home situated in the ever-popular residential area of North Hykeham. The home has been thoughtfully finished to a high standard throughout with a programme of refurbishments completed in the most recent years. The ground floor accommodation includes; a modern fitted kitchen with a range of SMEG appliances, utility room, a bay-fronted dining room, spacious lounge with french doors opening onto the landscaped garden and a welcoming entrance hall with the all important downstairs WC. Upstairs, a spacious landing leads to four double bedrooms, including an impressive master suite complete with fitted wardrobes and en-suite shower room which has been completely renovated 3 years ago. A well-appointed family bathroom with a 4-piece suite serves the remaining bedrooms. Outside, the property boasts a generous family friendly garden, mostly laid to lawn, with patio seating and stylish decking area complete with timber pergola – perfect for entertaining or relaxing with guests. To the front, there is driveway parking for multiple vehicles and access to a single integral garage with an electric up-and-over door which currently has a home-gym arrangement. . Renowned for its excellent location, North Hykeham offers close proximity to multiple schools at Primary and Secondary level including the highly regarded Ling Moor Primary School, rated Outstanding by Ofsted. The home enjoys excellent access to a wide range of local amenities including supermarkets, retail parks, restaurants, and pubs. North Hykeham also offers superb transport links with a regular bus service and North Hykeham Railway Station, providing connections to Newark Northgate and Lincoln Central. There is also quick access to the A46 & A15. For further information and viewing requests, please contact Starkey&Brown. Council tax band: D. Freehold



Entrance Hall

Access to property via composite door to front aspect leading into Entrance Hall which includes stairs to first floor, single radiator, wood effect flooring, under stairs storage cupboard with access to integral garage.

Downstairs WC

5' 5" x 2' 8" (1.65m x 0.81m)

Includes low level wc, pedestal hand wash basin with feature wall tiling, single radiator, extractor unit and wood effect flooring.

Lounge

17' 8" x 11' 7" (5.38m x 3.53m)

Having uPVC bay window with french doors onto rear garden and two single radiators.

Dining Room

10' 8" x 8' 7" (3.25m x 2.61m)

Having uPVC bay window to front aspect, wood effect flooring and single radiator.

Kitchen

12' 3" x 11' 10" (3.73m x 3.60m)

Having a refurbished range of eye and base level kitchen units with a high gloss finish and newly fitted worktops, hexagonal tiled splash backs and a range of integral SMEG appliances such as fridge freezer, oven with 4 ring gas hob and extractor hood over, dishwasher and one and a half stainless steel sink and drainer with mixer tap over. Having single radiator, wood effect flooring and uPVC double glazed window to rear aspect.

Utility Room

5' 4" x 5' 6" (1.62m x 1.68m)

Having refurbished eye and base level units with newly fitted worktops, hexagonal tiled splashbacks and space and plumbing for white goods, single stainless steel sink and drainer unit. LED lighting, extractor, tiled flooring and door to side aspect onto rear garden.

First Floor Landing

Having a single radiator, airing cupboard and loft access. The loft is partially boarded to the centre with pull down ladder and insulation.

Master Bedroom

12' 5" x 11' 2" (3.78m x 3.40m)

Consists of built in wardrobe, single radiator, uPVC double glazed window to front aspect and access to en-suite.

En-suite

6' 8" x 5' 4" minimum (2.03m x 1.62m)

Having been completely remodelled and fitted with a corner shower cubicle with rainfall shower arrangement, vanity hand wash basin, low level wc, extractor unit, uPVC double glazed obscured window and chrome heated towel rail.

Bedroom 2

9' 5" x 11' 8" (2.87m x 3.55m)

Features uPVC double glazed window to the rear aspect and single radiator.

Bedroom 3

8' 0" x 11' 11" (2.44m x 3.63m)

Having uPVC double glazed window to rear aspect with single radiator

Bedroom 4

8' 10" x 9' 3" (2.69m x 2.82m)

Having uPVC double glazed window to front aspect and single radiator.

Family Bathroom

7' 11" x 5' 6" (2.41m x 1.68m)

Includes a 4 piece bathroom suite and has had a program of refurbishment to include new flooring, updated tile surround and decorating. Consisting of panel bath, low level wc, pedestal hand wash basin and shower cubicle, ex unit, single radiator and uPVC opaque double glazed window to side aspect.

Integral Garage

16' 6" x 8' 5" (5.03m x 2.56m)

Having electric and lighting, with wall mounted boiler and consumer unit. Includes an electric up and over door and currently utilised as a home gym with internal access to Entrance Hall.

Outside Front

Having a paved and lawned front garden to create suitable driveway parking and access to the garage.

Outside Rear

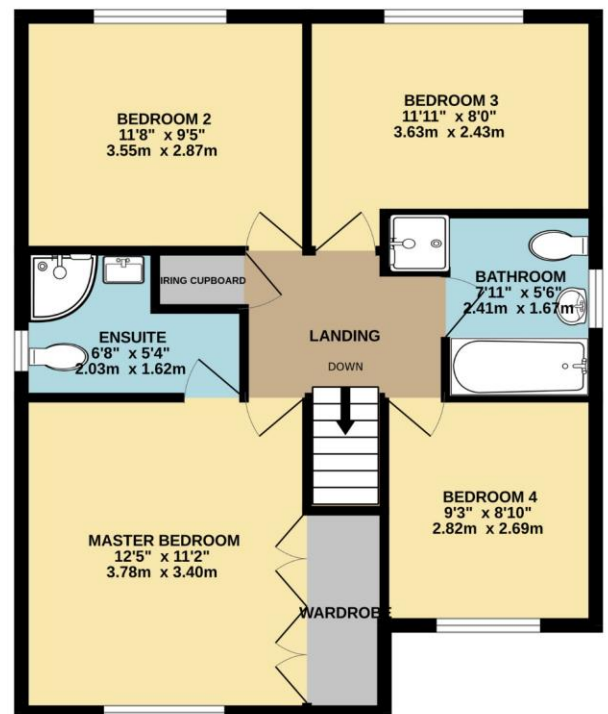
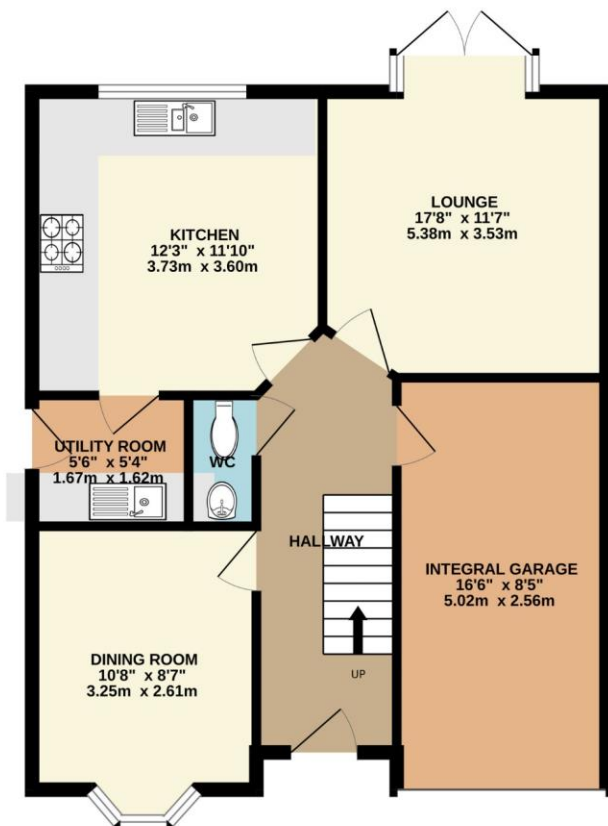
Being mostly laid to lawn with fenced perimeters and decorative borders. Patio area and separate timber decking area with timber built pergola. The garden also features an external water source, electric points and gated access to the side of the property.





GROUND FLOOR
666 sq.ft. (61.8 sq.m.) approx.

1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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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