



- Executive Detached Home
- 6 Double Bedrooms
- 4 Bathrooms & 2 Reception Rooms
- Accommodation Over 3 Floors
- Private South-Facing Garden
- Quaint Gated Community Of 4 Dwellings
- Excellent Schooling At Primary & Secondary Level
- 11 Miles To Newark Northgate Station

Woodchester Court, North Hykeham, LN6 9LN,
£525,000



Starkey&Brown are delighted to present this executive six-bedroom detached family home, situated within an exclusive gated community of just four residences.

Located in the highly sought-after, family-friendly area of North Hykeham, this spacious property offers excellent access to the A46 and a wealth of local amenities, making it ideal for modern family living. Built in the early 2000s and offering approximately 3,000 sq. ft. of well-designed accommodation over three floors, this impressive home features six double bedrooms and versatile living space throughout.

Upon entering, you are greeted by an impressive Dining Hallway, complete with a striking staircase extending across all three floors. The ground floor benefits from underfloor heating and comprises a cosy Lounge with a log burner, a bright Conservatory with garden views, a well-appointed Kitchen, and a convenient downstairs WC and Utility Room.

The first floor hosts five double bedrooms, including two en-suites, along with a stylish family bathroom. On the second floor, you'll find a generously sized sixth bedroom with its own four-piece bathroom suite, perfect as a guest suite, home office or private master retreat.

Outside, the property boasts a private south-facing garden with a spacious lawn and patio seating area, ideal for families and outdoor entertaining. The front of the home features a large driveway providing parking for multiple vehicles, accessed via a secure gated entrance.

North Hykeham is renowned for its excellent range of amenities, including independent shops, supermarkets, and both primary and secondary schools. The area also benefits from strong transport links, including North Hykeham railway station with direct trains to London via Newark Northgate, a frequent bus service, and quick access to the A46. Newark-upon-Trent is accessible via the A46 with an 11 mile journey and gives further access to Nottingham by road and London via the LNER Kings Cross Railway service.

For more information or to arrange a viewing, please contact Starkey & Brown today. Council tax band: F. Freehold.



Dining Hallway

22' 2" x 11' 2" (6.75m x 3.40m)

Underfloor heating with tiled floor finish, stairs rising to first floor, front door entry, double glazed window to front aspect and access to:

Downstairs WC

Having low level WC, pedestal hand wash basin unit, tiled flooring, double glazed obscured sash window to side aspect and tiled flooring.

Breakfast Kitchen

20' 0" x 11' 5" (6.09m x 3.48m)

Double glazed window to rear aspect, a range of eye and base level units with counter worktops, a breakfast bar arrangement, range cooker with gas hob and extractor hood over, 2 double glazed sash windows, tiled flooring with underfloor heating, sink and drainer unit. Access into:

Utility Room

12' 0" x 6' 0" (3.65m x 1.83m)

Space and plumbing for laundry appliances, uPVC double glazed sash window to side aspect, extractor unit, sink and drainer unit. Access into:

Double Garage

18' 9" x 17' 6" (5.71m x 5.33m)

Having 2 electric doors, consumer unit, wall mounted gas condensing boiler and personnel door.

Lounge

22' 0" x 12' 0" (6.70m x 3.65m)

Having uPVC double glazed window to front aspect with sash window design, log burner, wood effect laminate flooring with underfloor heating and patio doors leading into:

Conservatory

19' 7" x 12' 7" (5.96m x 3.83m)

Brick base with uPVC construction, glass roof, power points, patio doors to side aspect leading onto rear garden.

First Floor Landing

Staircase with vaulted ceiling, leading to second floor, radiator and uPVC double glazed sash window to front aspect, storage cupboard. Access to 5 bedrooms and family bathroom.

Master Bedroom

22' 10" x 16' 6" (6.95m x 5.03m)

Two built-in twin wardrobes, 2 uPVC double glazed sash windows and 2 radiators. Access to:

En-Suite Bathroom

9' 7" x 6' 5" (2.92m x 1.95m)

Four piece suite comprising a panelled bath, shower cubicle, low level WC, pedestal hand wash basin unit, Velux window, wood effect laminate flooring and extractor unit.

Bedroom 3

12' 0" x 11' 5" (3.65m x 3.48m)

Having uPVC double glazed sash window to rear aspect and radiator.

En-Suite

Shower cubicle, low level WC, pedestal hand wash basin unit, radiator, extractor unit and uPVC double glazed obscured sash window to side aspect.

Bedroom 4

12' 0" x 11' 10" (3.65m x 3.60m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 5

12' 0" x 9' 8" (3.65m x 2.94m)

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

Bedroom 6

11' 3" x 8' 0" (3.43m x 2.44m)

Having uPVC double glazed sash window to rear aspect and radiator.

Family Bathroom

9' 8" x 6' 3" (2.94m x 1.90m)

Having panelled bath, shower cubicle, low level WC, pedestal hand wash basin unit, radiator, uPVC double glazed obscured sash window to side aspect and wood effect laminate flooring.

Second Floor Landing

Velux window. Access to bedroom 2 and storage room.

Storage Room

11' 7" x 5' 6" (3.53m x 1.68m)

Having Santone power plus hot water cylinder.

Bedroom 2

23' 6" max x 14' 8" (7.16m x 4.47m)

Having 3 Velux windows, 2 radiators and wood effect laminate flooring. Access into:

En-Suite

11' 8" x 8' 5" (3.55m x 2.56m)

Having 4 piece suite comprising panelled bath, shower cubicle, low level WC, pedestal hand wash basin unit, radiator, extractor unit, Velux window and wood effect laminate flooring.

Outside Rear

Enclosed garden with fenced perimeters, mature shrubs, flowerbed borders and a large laid to lawn area. Side gated entrance, patio seating area with external water source.

Outside Front

Large driveway with block pave parking with access to double garage. Dwarfed walled perimeter with parking for multiple vehicles. Access to the property is via a secure gated entrance with electronic controls. Giving access to 4 residential dwellings. With the cost of the communal area shared between the 4 properties.

Agents Note 1

The property does feature mature trees within the boundary which comes with Tree Preservation Order, (TPO). For further details. Please contact Starkey&Brown.





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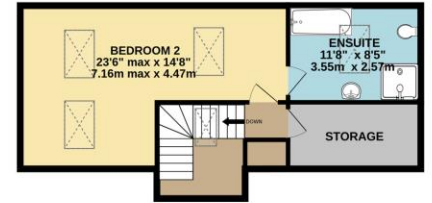
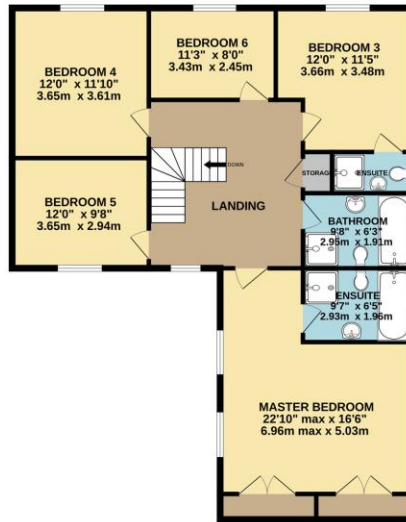


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GROUND FLOOR
1423 sq.ft. (132.2 sq.m.) approx.

1ST FLOOR
1170 sq.ft. (108.7 sq.m.) approx.

2ND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 3115 sq.ft. (289.4 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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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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