



- Modern Townhouse
- 3 Floors
- 3 Bedrooms
- 2 Bathrooms
- Open Plan Kitchen Diner & First Floor Lounge
- Study/Bedroom 4
- Sun Drenched Rear Garden
- Driveway Parking & Garage

Taurus Avenue, North Hykeham, LN6 9FJ
£230,000





Located within the heart of the Manor Farm Development in North Hykeham is this modern townhouse offering accommodation over 3 floors. Being immaculately presented throughout the property boasts 3 bedrooms, with a ground floor study which also has flexibility for additional fourth bedroom. The ground floor comprises of study, downstairs WC and an open plan kitchen diner with a range of stylish units and patio doors looking onto the rear garden. Rising to the first floor are 2 sizeable rooms, 1 being a lounge with 2 uPVC double glazed windows to front aspect and the other room being a master bedroom and private en-suite shower room. Rising to the second floor are 2 further bedrooms which benefit from the use of a 3 piece bathroom suite. To the rear of the property is an enclosed garden which has an abundance of sunlight throughout the day. Driveway parking and single a garage is also provided. Further benefits of the property includes gas central heating and uPVC double glazing throughout and is within easy reach to local amenities such as Co-op food store and further independent stores, the highly regarded Manor Farm Academy, Hykeham station and a regular bus service to and from Lincoln city centre. For further details and viewing requests please contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hall

Composite front door entry to front aspect, radiator and stairs rising to first floor. Access into kitchen diner, downstairs WC and storage cupboard with a wall mounted gas central heating boiler and storage.

Downstairs WC

Having low level WC, extractor unit, hand wash basin unit, radiator, vinyl patterned flooring and wall mounted consumer unit.

Bedroom 4/Study

6' 1" x 9' 4" (1.85m x 2.84m)

Having uPVC double glazed window to front aspect and radiator.

Kitchen

19' 10" max x 12' 11" (6.04m x 3.93m)

Kitchen Area

Having a range of base and eye level units with counter worktops, integral oven with 4 ring gas hob and extractor hood over, space and plumbing for appliances, integral oven and stainless steel sink and drainer unit.

Dining Space

Having radiator, French doors to rear aspect leading onto rear garden.

First Floor Landing

Having radiator. Access to master bedroom and lounge.

Lounge

12' 11" x 12' 6" (3.93m x 3.81m)

Having vinyl patterned flooring, 2 uPVC double glazed windows to front aspect and a radiator.

Master Bedroom

12' 11" x 9' 10" (3.93m x 2.99m)

Having 2 uPVC double glazed windows to rear aspect and radiator. Access to:

En-Suite

6' 5" x 6' 2" (1.95m x 1.88m)

Having shower cubicle, low level WC, hand wash basin unit, extractor unit and radiator.

Second Floor Landing

Having loft access. Access to 2 bedrooms and bathroom.

Bedroom 2

10' 11" x 12' 8" (3.32m x 3.86m)

Having uPVC double glazed window to front aspect, radiator and storage cupboard housing hot water cylinder.

Bedroom 3

12' 8" x 8' 3" (3.86m x 2.51m)

Having Velux skylight to rear aspect and radiator.

Bathroom

6' 5" x 5' 7" (1.95m x 1.70m)

Having panelled bath, low level WC, hand wash basin unit, shaver point, radiator and extractor with vinyl flooring.

Outside Rear

Having low maintenance garden which is laid to artificial turf with patio and pathway surround, external water source and power source. Gate to garage and parking.





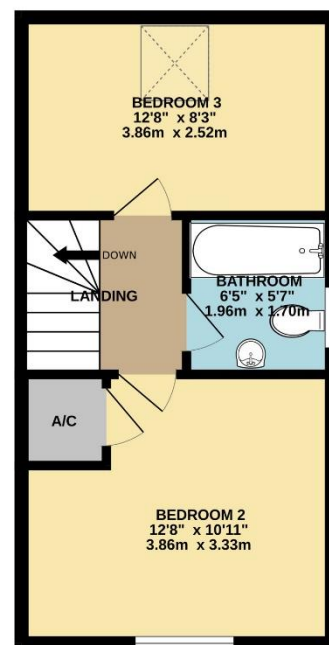
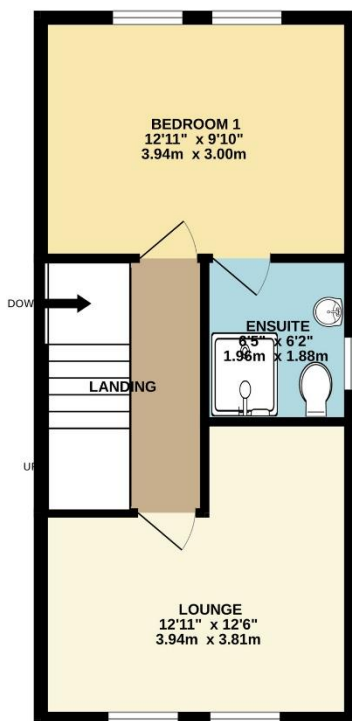
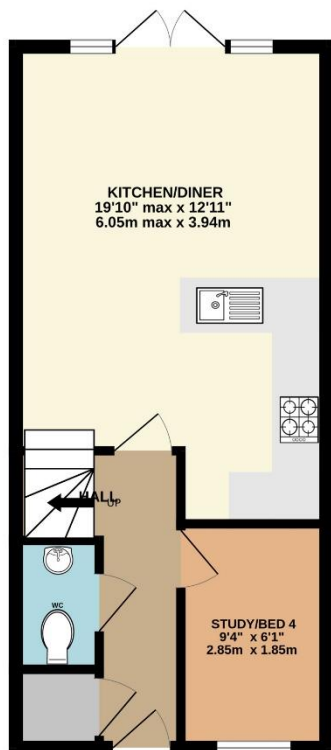
GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



2ND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 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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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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