



- Turn Key Semi Detached House
- 2 Double Bedrooms
- 13ft5 Lounge
- Kitchen/Diner
- 1st Floor Bathroom + Ground Floor WC
- Immaculately Presented
- Landscaped Garden + Driveway Parking
- Ideal First Time Buy!

Fox Covert, South Hykeham, LN6 9UG
£189,950





Starkey&Brown are delighted to offer for sale this turn key semi detached home situated in the South Hykeham area of Lincoln, The property boasts 2 double bedrooms with accommodation over two floors. The ground floor comprises of entrance hall, 13ft5 lounge as well as a modern kitchen/diner with space and plumbing for a range of appliances, there is also an integrated oven and four ring gas hob and views over the rear garden. Rising to the first floor are 2 double bedrooms with the master measuring 12ft8 by 8ft3, both bedrooms benefit from use of the family bathroom. To complete the property is gas central heating and newly fitted boiler in 2023, a downstairs WC and a full uPVC surround. Externally there is a superbly landscaped garden with a large patio seating area ideal for entertaining and relaxing with guests as well as enjoying the alfresco dining in the warm summer months. To the front of the property is driveway parking for a minimum of 2 vehicles and the property enjoys a cul-de-sac position and is ideal for a first time purchase. For further details and viewing requests please contact Starkey&Brown on 01522845845. Freehold. Council tax band B.



Entrance Hallway

Having composite front door entry, single radiator, stairs rising to the first floor and access into the lounge.

Lounge

13' 5" x 9' 8" (4.09m x 2.94m)

Having a understairs storage cupboard, access to downstairs WC, single radiator, laminate wood affect flooring, uPVC double glazed window to the front aspect and coved ceiling.

Downstairs WC

Featuring a low level WC, single radiator, extractor and hand wash basin unit.

Kitchen/Diner

9' 10" x 12' 7" (2.99m x 3.83m)

Having a range of eye and base level units with metro tile finish, uPVC door and window to the rear aspect, space and plumbing for washing machine, integrated oven with four ring gas hob and extractor hood, wall mounted gas central heating boiler fitted in 2023.

First Floor Landing

Having access to 2 bedrooms, bathroom and loft (partially boarded, no ladder).

Master bedroom

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

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

Bedroom 2

12' 11" x 8' 5" (3.93m x 2.56m)

Having laminate wood affect flooring, single radiator and airing cupboard housing hot water cylinder.

Bathroom

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

Having a three piece suite comprising of bathtub with tiled surround and electric shower, low level WC, vanity hand wash basin unit, chrome heated hand towel rail, vinyl flooring and uPVC double glazed obscured window to the side aspect.

Outside rear

To the rear of the property is an enclosed garden which is mostly laid to lawn with pathway leading to the end of the garden which houses a timber built garden shed, newly laid patio area with square pavers. The garden is enclosed with fence perimeters

Outside front

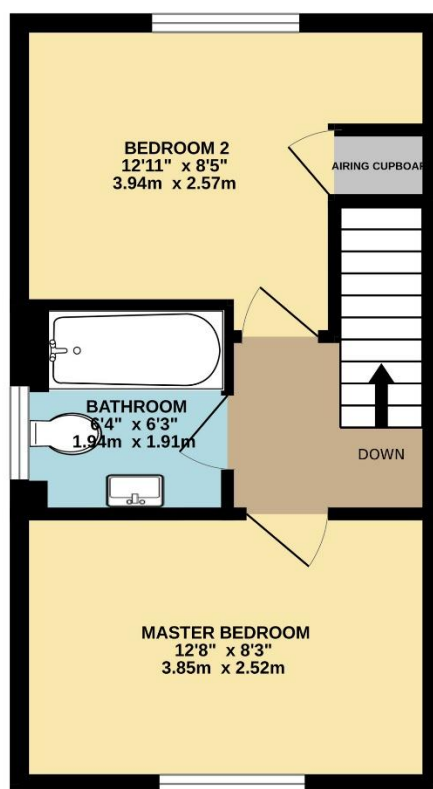
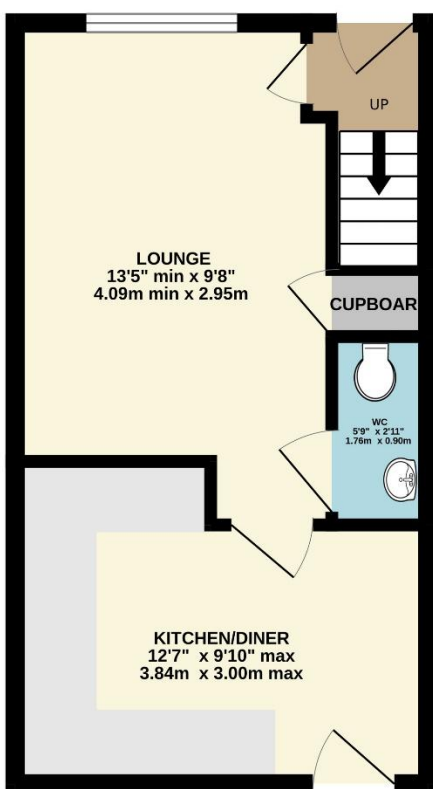
To the front of the property is driveway parking for a minimum of 2 vehicles, small lawned front garden and access to front door.





GROUND FLOOR
293 sq.ft. (27.3 sq.m.) approx.

1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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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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