



- NO ONWARD CHAIN
- Detached Family Home
- 4 Bedrooms
- Modern Kitchen Diner With Bi-Fold Doors
- Master En-Suite & Family Bathroom
- Double Garage & Driveway Parking With EV Charger
- Quaint 4 Dwelling Development
- Built In 2018 By RIVA Construction

Houghton House, Moor Lane, North Hykeham, LN6 9AA
£440,000



Offered for sale with NO ONWARD CHAIN is this beautifully crafted, architect-designed detached family home, situated within a private development of only four properties in the ever-popular North Hykeham area of Lincoln. This exceptional home, constructed by the highly regarded local developer Riva Construction, is finished to an outstanding standard throughout, complete with an EPC Rating of 85 B and lies within walking distance of a wide range of local amenities.

The ground floor accommodation is spacious and benefits from underfloor heating throughout. Upon entering, you're greeted by a generous entrance hallway with a stunning bespoke handmade central staircase. There is a ground floor WC, a versatile office or fourth bedroom, and a 17'4 sitting room with French doors that open out to the rear garden.

The heart of the home is an impressive 17'4 kitchen diner, complete with granite work surfaces, a central island with a large breakfast bar, and expansive bi-folding doors that lead to a paved patio area—perfect for entertaining. A separate utility room completes the ground floor layout.

Upstairs, a spacious galleried landing offers a range of fitted storage cupboards and wardrobes, leading to three well-proportioned double bedrooms. The master suite is particularly impressive, featuring a 17'10 bedroom, a walk-in wardrobe area with a comprehensive range of fitted wardrobes, and a stylish en suite shower room. The first floor also offers a contemporary family bathroom.

Outside, the property benefits from a block paved driveway with parking for at least three vehicles and an integral double garage with electric roller shutter doors. The generous plot extends to the side and rear of the property, providing ample outdoor space ideal for entertaining and relaxing whilst also having a timber built cabin.

In the agent's opinion, internal viewing is highly recommended to fully appreciate the size, design, and quality of accommodation on offer. To arrange a viewing, please contact Starkey&Brown. Council tax band: E. Freehold.



Entrance Hall

Having composite front entrance door, wood effect flooring with underfloor heating and thermostat control, LED down lights, bespoke handmade central staircase rising to first floor and under stairs storage cupboard.

Downstairs WC

Having low level WC, wash hand basin, extractor, uPVC double glazed obscured window, laminate wood effect flooring with underfloor heating and radiator.

Office/Bedroom 4

11' 4" x 15' 5" max (3.45m x 4.70m)

Having underfloor heating, uPVC double glazed window and TV point.

Sitting Room

17' 4" x 17' 3" (5.28m x 5.25m)

Having underfloor heating, wood burner fireplace with slate hearth, large feature window to front aspect and French doors leading onto rear garden.

Kitchen Diner

17' 4" x 16' 0" (5.28m x 4.87m)

Having a range of matching wall and base units, granite work surfaces and contemporary splash backs, central island unit incorporating large breakfast bar, slimline slide out larder, built in fan assisted Neff double oven with fold away door, additional Neff microwave oven, hob with cooker hood over, integral fridge freezer, integral dishwasher, built in wine cooler, Intu boiling tap, wood effect flooring with underfloor heating, LED down lights, feature contemporary light fitting over breakfast bar, large bi-folding doors leading onto rear paved patio area.

Utility Room

5' 11" x 5' 11" (1.80m x 1.80m)

Having single drainer stainless steel sink unit with mixer taps over with base unit beneath and matching larder unit, plumbing for washing machine, wood effect flooring with underfloor heating and uPVC door leading to side.

Galleried First Landing

18' 7" x 11' 8" (5.66m x 3.55m)

Having a range of fitted storage cupboards/wardrobes with hanging rails, LED down lights and Velux window to side aspect.

Master Bedroom

17' 10" x 13' 0" (5.43m x 3.96m)

Having 2 radiators, LED down lights, Velux window to side aspect, large wardrobe area with fitted wardrobes with hanging rails.

En Suite

9' 4" x 7' 8" (2.84m x 2.34m)

Having 3 piece suite comprising double tiled shower cubicle with mains fed shower, wash hand basin set in vanity unit, low level WC, ceramic tiled floor, fully tiled walls, heated towel rail, LED down lights and extractor.

Bedroom 2

16' 1" x 12' 4" (4.90m x 3.76m)

Having large feature dormer windows to front and rear and 2 radiators.

Bedroom 3

16' 0" x 9' 3" (4.87m x 2.82m)

Having radiator, large feature widow to rear aspect and Velux window to side aspect.

Bathroom

8' 4" x 7' 7" (2.54m x 2.31m)

Having 3 piece suite comprising panelled bath with mains fed shower and glass shower screen over, wash hand basin, low level WC, ceramic tiled floor, fully tiled walls, Velux window to rear aspect, heated towel rail, LED down lights and extractor.

Outside Rear

To the rear of the property there is a generous sized enclosed garden being predominantly laid to lawn with substantial paved patio area, a number of plants and shrubs and outside lighting.

Outside Side

To the side of the property the garden extends to the rear of the garage offering a suitable space for additional side garden, vegetable patch or children's play area, currently being laid to lawn with gravelled pathway and housing a timber built cabin measuring 12'1" x 8'9". The cabin features power and lighting from a separate power source as well as an additional store measuring 8' x 4'8".

Double Garage

18' 0" x 17' 10" (5.48m x 5.43m)

Having electric up and over door x2, power and lighting.



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE

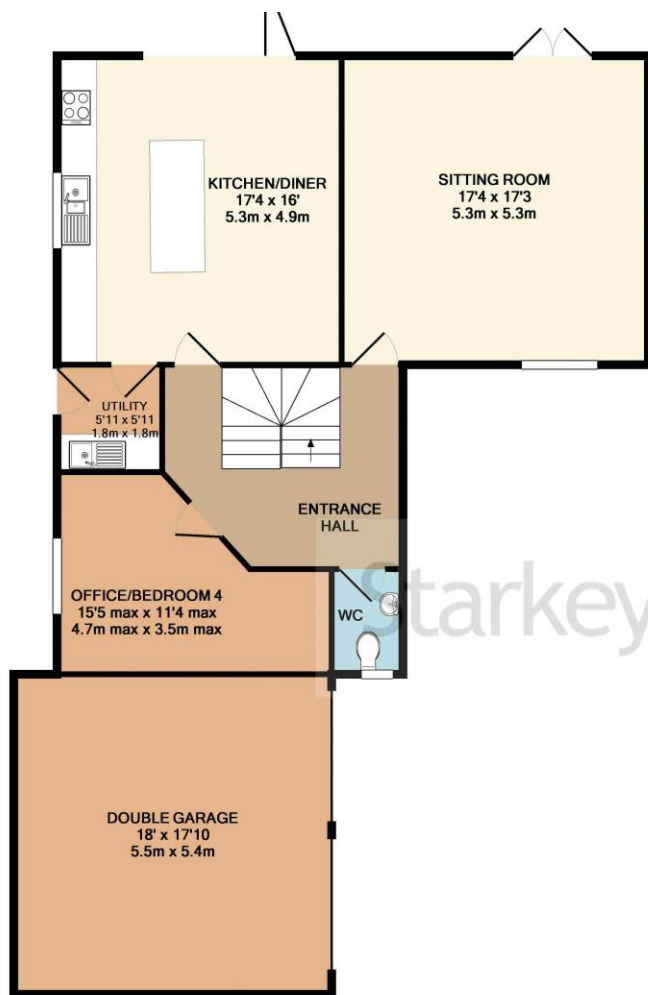


**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE

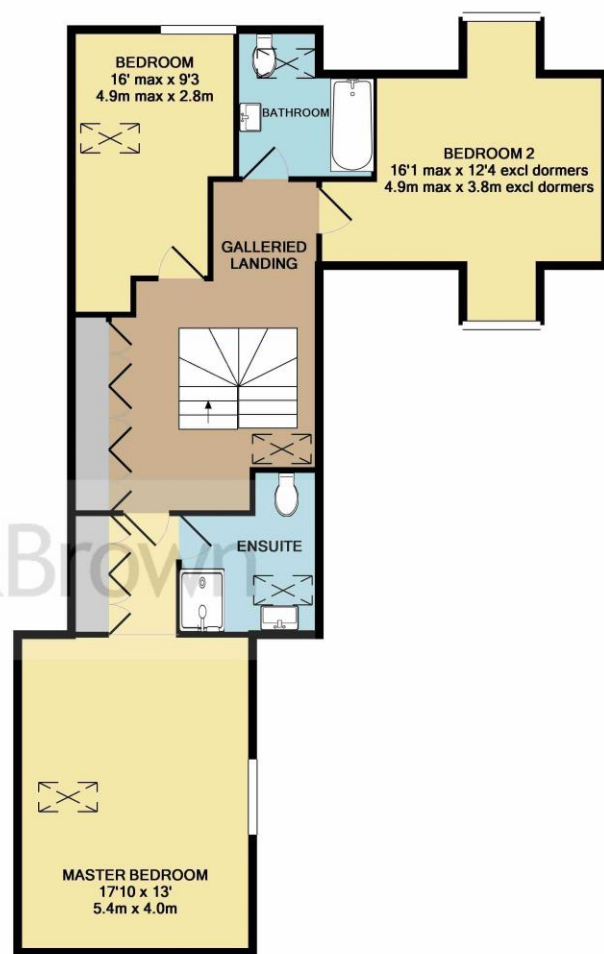


**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE





GROUND FLOOR
APPROX. FLOOR
AREA 1235 SQ.FT.
(114.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 910 SQ.FT.
(84.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2145 SQ.FT. (199.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE