



- Detached Family Home
- 4 Double Bedrooms
- 3 Bathrooms
- Study For Work From Home
- Open Plan Kitchen Diner
- Generous Rear Garden
- Double Garage & Driveway
- Quiet, End Of Cul-De-Sac

Otho Way, North Hykeham, LN6 9ZD
£475,000



Enjoying a quiet tucked away position is this large 4-bedroom detached family home situated in the popular Manor Farm development of North Hykeham.

Built in April 2015 by David Wilson Homes, the property has been immaculately maintained throughout and offers light and spacious accommodation over 2 floors. Original builder upgrades by BD Living which includes fitted wardrobes in three out of the four bedrooms.

Upon entertaining the property you are welcomed by a storm porch fitted in 2018, which then leads into a welcoming entrance hall and a downstairs WC. An impressive lounge overlooking the rear garden measuring 12'0" x 16'11", a separate dining room with a bay fronted façade, a study ideal for working from home, kitchen diner with a range of fitted AEG appliances, a sociable and relaxing dining area with patio doors overlooking the rear garden, access to the utility room with space and plumbing for laundry appliances.

Rising to the first floor are 4 double bedrooms accessed via a well-proportioned landing measuring 10'11" x 10'2" which feature loft access and airing cupboard. The master bedroom comes with a feature dressing room and a four-piece en-suite bathroom, bedroom 2 also features built-in wardrobes and a private en-suite and a further four-piece bathroom suite.

To the rear of the property there is an enclosed large laid to lawn garden with a raised timber area ideal for entertaining and relaxing with guests. Completing the property is driveway parking for 3 vehicles and access to a double garage measuring 17'7" x 17'0".

Nearby amenities include an excellent primary school, Co-op food store, hairdressers and takeaways. Walking distance is Hykeham railway station, supermarkets, a regular bus service to and from Lincoln city centre and quick and easy access to A46.

For further information and viewing requests, please contact Starkey&Brown. Council tax band: E. Freehold.



Storm Porch

Completed in 2018. Composite front door entry, uPVC double-glazed window, brick finish with access to:

Entrance Hall

14' 2" x 9' 2" (4.31m x 2.79m)

Stairs rising to the first floor, an understairs storage cupboard, wood effect laminate flooring, a radiator, access to the living accommodation, and the WC.

WC

Consumer unit, a radiator, a uPVC double-glazed obscured window, an extractor unit, and a pedestal hand wash basin unit.

Kitchen Diner

21' 2" max x 14' 5" (6.45m x 4.39m)

Kitchen Area

A range of base and eye-level units with counter worktops, integrated appliances such as an AEG double oven, integrated dishwasher, a fridge freezer, 6-ring hob with extractor hood over, sink and drainer unit, uPVC double-glazed window to the rear aspect. Access to:

Dining Space

Patio door and glass surround arrangement overlooking the rear garden, and a radiator.

Utility Room

7' 3" x 5' 2" (2.21m x 1.57m)

Having a range of base and eye level units with space and plumbing for a washing machine and a tumble dryer, a radiator, external composite door to the side aspect. Wall-mounted Ideal Logic heat 24 boiler (the original boiler fitted in 2015 with a full service history), sink and drainer unit, extractor unit, and wood laminate flooring.

Lounge

12' 0" x 16' 11" (3.65m x 5.15m)

uPVC double-glazed window to the side aspect and French doors overlooking the rear garden, a radiator, broadband, and TV points.

Study

7' 0" x 9' 4" (2.13m x 2.84m)

A radiator and a uPVC double-glazed window to the front aspect.

Dining Room

8' 3" x 11' 6" (2.51m x 3.50m)

Having a uPVC double-glazed window bay to the front aspect and a radiator.

First Floor Landing

10' 11" x 10' 2" (3.32m x 3.10m)

A radiator, an airing cupboard with shelving, and a hot water tank. Loft access - insulated and TV aerial. Access to the bedrooms and the family bathroom.

Master Bedroom

11' 11" x 16' 10" (3.63m x 5.13m)

A uPVC double-glazed window to front and side aspects and a radiator. Access to:

Dressing Room

5' 3" x 10' 3" (1.60m x 3.12m)

Built-in wardrobes fitted by BD Living as part of a contractual upgrade with David Wilson Homes upon construction. A uPVC double-glazed window to the rear aspect, a radiator, and access to:

En-Suite

7' 1" x 8' 6" (2.16m x 2.59m)

Four-piece suite comprising a low-level WC, pedestal hand wash basin unit, a bath tub, a shower cubicle, 1 uPVC double-glazed obscured window to the rear aspect, extractor unit, a heated hand towel rail, and a large feature mirror.

Bedroom 2

10' 5" x 10' 5" (3.17m x 3.17m)

Two uPVC double-glazed windows to the rear aspect, built-in wardrobes by BD Living, and access to:

En-Suite

4' 0" x 8' 8" to back of shower (1.22m x 2.64m)

Low-level WC, pedestal hand wash basin unit, a shower cubicle, a uPVC double-glazed obscured window to the side aspect, a heated hand towel rail, and an extractor unit.

Bedroom 3

11' 11" x 10' 9" (3.63m x 3.27m)

A uPVC double-glazed window to the front aspect and a radiator.

Bedroom 4

9' 2" x 11' 0" (2.79m x 3.35m)

A uPVC double-glazed window to the front aspect, a radiator, and built-in wardrobes by BD Living.

Bathroom

6' 8" x 7' 3" (2.03m x 2.21m)

Four-piece suite comprising a heated towel rail, an extractor unit, a uPVC double-glazed obscured window, a pedestal hand wash basin unit, a low-level WC, a shower cubicle, and a bath tub.

Outside Rear

Enclosed garden with fenced perimeters, mostly laid to lawn, and a raised timber decking area with LED lighting. External water source and side access to the front of the property.

Outside Front

Driveway parking for 3 vehicles and a well-presented lawned area with a flower arrangement. Access to:

Double Garage

17' 7" x 17' 0" (5.36m x 5.18m)

Two manual up and over doors, power, and lighting.





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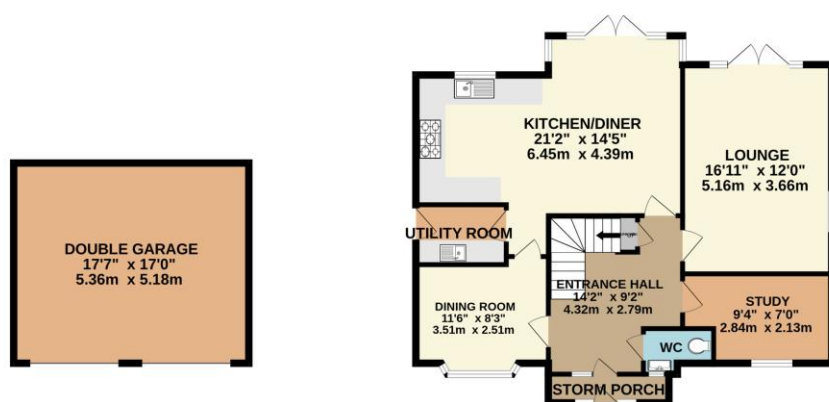
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GROUND FLOOR
1150 sq.ft. (106.8 sq.m.) approx.



1ST FLOOR
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA : 2009 sq.ft. (186.6 sq.m.) approx.

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