



- Extended Semi Detached House
- 3 Bedrooms
- Open Plan Kitchen, Dining And Living
- Large Corner Plot Position
- Lounge With Media Wall
- Parking for 2 Vehicles
- Single Garage
- Nearby To Schools And Amenities

Broadway, North Hykeham, LN6 8DP
£280,000





Starkey&Brown is delighted to represent this 3 bedroom extended semi-detached house situated in North Hykeham. Enjoying a large corner plot the home is within easy reach of local amenities and schooling. The property itself offers an open plan kitchen/diner and living space, whilst also having a renovated lounge with feature media wall and pocket door entrance. Rising to the first floor are 2 double bedrooms and a third single bedroom measuring 8ft 8 by 6ft 4. The first floor is completed with a modern bathroom which was updated in 2019 and comes with a stylish three piece suite. Outside is a generous garden which has a large lawned area and wraps around the corner position and provides access to the single garage and driveway parking for 2 vehicles. The property has gas central heating a uPVC double glazing throughout. for further details and viewing requests please contact Starkey&Brown today on 01522845845. Freehold. Council tax band: B



Entrance Porch

Having uPVC front door entry and composite door leading into lounge.

Lounge

14' 2" x 13' 1" (4.31m x 3.98m)

In 2019 there was a media wall constructed which included 2 built in storage units, there is also a single radiator, under stairs storage cupboard, stairs rising to the first floor and large wooden door entry into the open plan kitchen/diner.

Open Plan Living

21' 6" x 16' 10" (6.55m x 5.13m)

Having a range of eye and base level units, updated in March 2017 and includes appliances such as oven, induction hob and extractor unit, oven, microwave, fridge/freezer and dishwasher. Also having a kitchen island, uPVC double glazed windows to the side aspect and sink and drainer unit. The living area has large French doors accompanying floor to ceiling glass panels, internally there is engineered wood flooring, feature wood panelling and a second external uPVC door to the side aspect.

First Floor Landing

8' 2" x 6' 4" (2.49m x 1.93m)

Having uPVC double glazed window to the side aspect, loft access with the loft being insulated, boarded and having a pull down ladder.

Master bedroom

9' 11" x 12' 9" (3.02m x 3.88m)

Having a uPVC double glazed window to the front aspect, single radiator and built in wardrobe.

Bedroom 2

10' 0" x 10' 9" (3.05m x 3.27m)

Having uPVC double glazed window to the rear aspect, single radiator and storage cupboard.

Bathroom

5' 4" x 6' 4" (1.62m x 1.93m)

Updated in 2019 and includes a three piece suite which comprises of bath with rainfall showerhead over, vanity unit, WC and hand wash basin unit, chrome heated hand towel rail, feature tile affect surround, uPVC double glazed obscured window to the rear aspect.

Outside rear

Having an enclosed garden with a wrap around lawned arrangement, having shrub and hedge perimeters, external socket and security lighting, gated side access, decorative boarders and planters, also a patio seating area. There is also access to the driveway and garage with the garage featuring power and lighting.

Outside Front

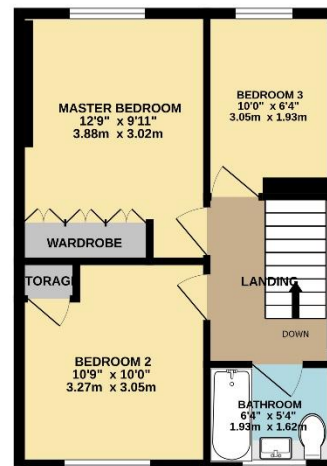
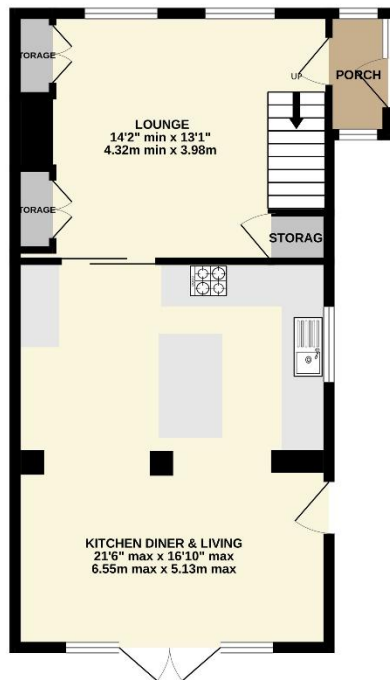
Having a dwarf wall perimeter, lawned front garden and pathway leading to the front door.





GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.2 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

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