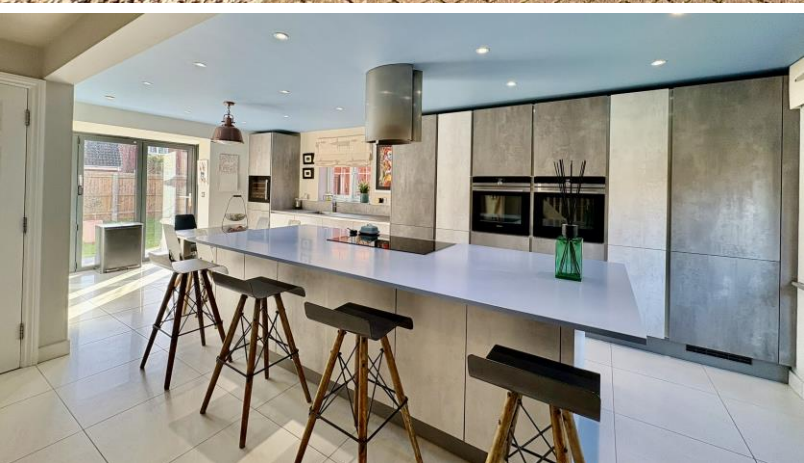




- Rare Opportunity Family Home
- Outbuildings Used For Salon & Office
- Impressive Second Floor Master Bedroom
- Larger Than Average Plot
- Four/Five Bedrooms
- Three En-Suites
- Modern & Fully Equipped Kitchen/Diner
- Ample Parking & Double Garage

Augustus Close, North Hykeham, LN6 9NF
£525,000



STUNNING 4/5 BEDROOM FAMILY HOME ON A SUPERB LARGER-THAN-AVERAGE PLOT!

Starkey&Brown are delighted to offer for sale this impressive and beautifully presented 4/5 bedroom family home situated on Augustus Close, a highly sought-after residential development in North Hykeham.

The property stands on a substantially larger plot than average, with the current owners having purchased additional land to the side, and offers spacious, modern accommodation finished to an excellent standard throughout.

The accommodation briefly comprises an entrance hall, an exceptional open-plan kitchen-diner fitted with a range of high-quality units, integrated appliances, a separate utility room, and a ground-floor WC. There is also a well-proportioned lounge with French doors opening onto the rear garden.

On the first floor, there are three bedrooms, two of which benefit from their own en-suite shower rooms. The top floor features a luxurious master suite with a freestanding bath, an ensuite shower/wet room, and a separate dressing room, which could alternatively be used as a fifth bedroom.

Outside, the property enjoys a generous and private plot with lawned and seating areas, together with an insulated outbuilding which is divided into two sections - one currently used as a home office and the other as a fully functioning hair salon, offering excellent versatility for home working or additional hobby space. The property also benefits from a double garage and a significantly extended driveway providing ample off-street parking.

Augustus Close is ideally positioned close to a wide variety of amenities, including supermarkets, shops, reputable schools, doctors' surgery, parks, leisure facilities, pubs, and restaurants. North Hykeham also offers excellent transport links with easy access to the A46 bypass and regular bus and rail services into Lincoln City Centre and surrounding villages.

Council tax band: E. Freehold.



Composite door leading to:

Kitchen/Diner

24' 5" x 17' 1" (7.44m x 5.20m)

Having a uPVC double-glazed bay window to the front aspect, a uPVC double-glazed window to the side aspect, and bi-fold doors to the rear aspect. A range of wall and base units with worktops and an island, additional storage, and a breakfast bar that can fit four stools. Siemens induction hob with a ceiling-mounted island cooker hood, integrated appliances such as a wine cooler, a dishwasher, sink with mixer tap, a fridge freezer, an integrated double oven, LED lighting, tiled floor with underfloor heating, space for a dining table, a small storage cupboard, and a staircase rising to the first floor. Access to:

Utility Room

6' 7" x 5' 9" (2.01m x 1.75m)

A range of base and wall units, space and plumbing for a washing machine, space for a tumble dryer, a composite door leading to the rear aspect, and a stainless steel sink with mixer tap.

WC

Low-level WC, a wash hand basin with under storage, tiled flooring, and a vertical radiator.

Lounge

21' 7" x 12' 1" (6.57m x 3.68m)

A uPVC double-glazed window to the front aspect, French doors leading to the rear aspect, laminate flooring, and a radiator.

First Floor Landing

Carpeted, staircase rising to the second floor. Access to bedrooms and the family bathroom.

Bedroom 2

15' 5" x 10' 6" (4.70m x 3.20m)

A uPVC double-glazed window to the front aspect, carpeted and two fitted wardrobes, a radiator. Access to:

En-Suite

Three-piece suite with a Jack&Jill wash hand basin and understorage cupboards, a radiator, a uPVC double-glazed window to the rear aspect, a low-level WC, tiled splashback, a shower cubicle, and an airing cupboard.

Bedroom 3

12' 2" x 11' 9" (3.71m x 3.58m)

A uPVC double-glazed window to the front aspect, carpeted, and a radiator. Access to:

En-Suite

Three-piece suite comprising a low-level WC, a wash hand basin with understorage, a shower cubicle, vinyl flooring, a radiator, and a uPVC double-glazed window to the front aspect.

Bedroom 4

Carpeted, a uPVC double-glazed window to the rear aspect, and a radiator.

Family Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)

Three-piece suite comprising a panelled bath with handheld shower, a low-level WC, a double-glazed window to the rear aspect, and a wash hand basin.

Second Floor Landing

Master Bedroom

22' 1" x 16' 2" (6.73m x 4.92m)

Two Velux windows to the rear aspect, a uPVC double-glazed window looking out to the front aspect, carpeted, an overstairs storage cupboard, two radiators, a freestanding bath with tiled splashback, and loft access. Access to bedroom 5/dressing room. Access to:

En-Suite

A Velux window to the rear aspect, a wash hand basin, a low-level WC, a walk-in shower, tiled flooring, and walls.

Bedroom 5/Dressing Room

Velux window to the front aspect, built-in dressing room with storage, shelves, and cabinets, a radiator, and sensor lighting.

Outside Front

The sellers have purchased part of the land on the front and side. Block paved driveway, which has been extended and landscaped in 2017 for multiple cars, a lawned area with additional turf, a variety of shrubs and hedges. Access to:

Double Garage

Two up and over doors, power, and electrics. Side door to the side aspect.

Outside Rear

Private, fully fenced rear garden with new fencing. Mostly laid to lawn with a patio area added in 2020. Access to:

Office - Added 2020

15' 0" x 12' 6" (4.57m x 3.81m)

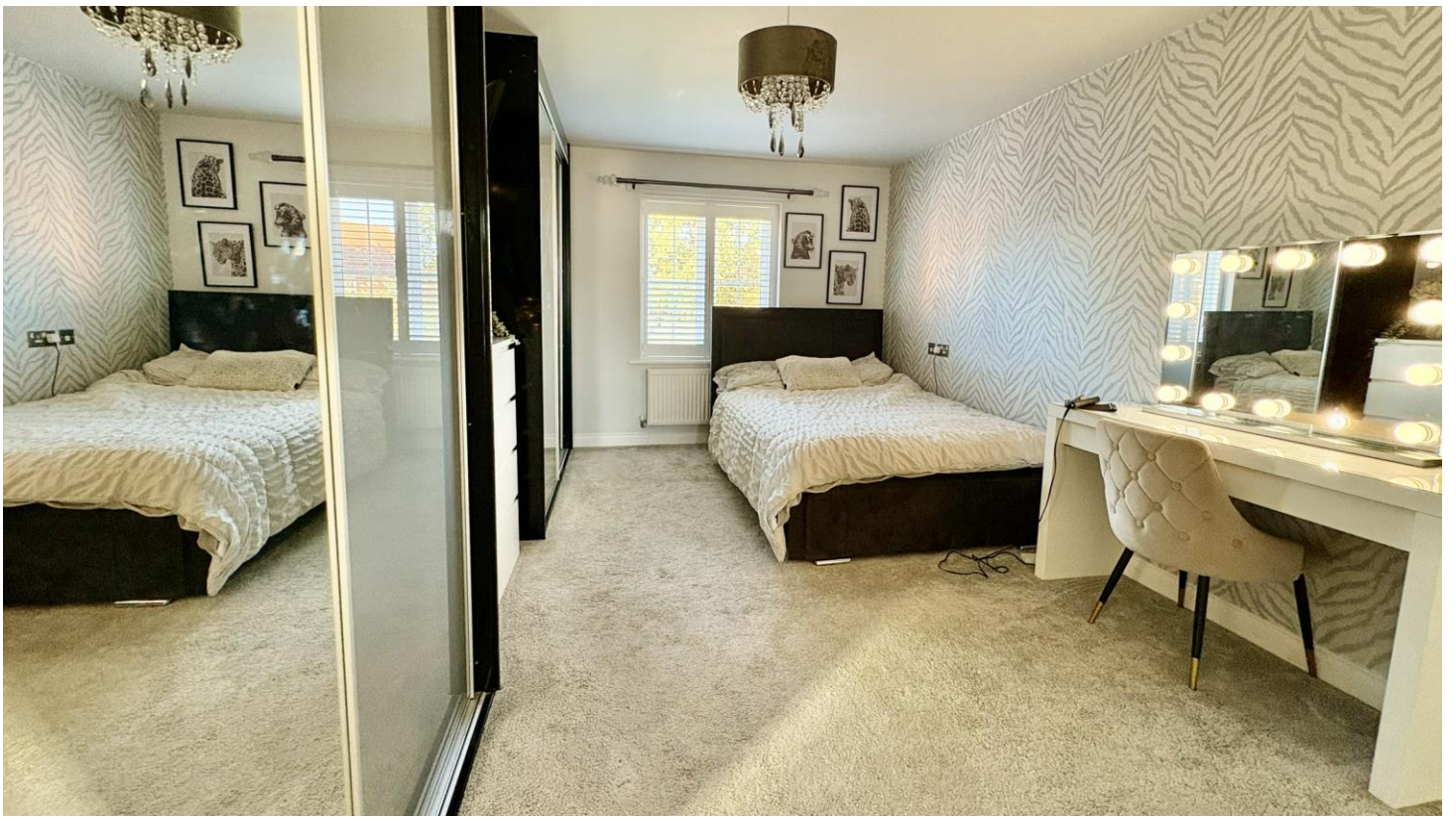
Fully insulated. Currently being used as a home office. Full power and electrics, and electric heaters. Bi-fold doors to the front aspect and LED lighting.

Salon - Added 2020

15' 0" x 12' 4" (4.57m x 3.76m)

Composite door to the front aspect, uPVC double-glazed window to the side and front aspect. Currently being used as a home salon. Fully insulated with power and electrics, electric heating, a low-level WC, a wash hand basin, and a built-in cabinet/storage, a composite sink with full drainage, a wine cooler, and LED lighting.





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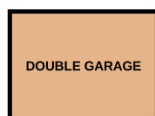
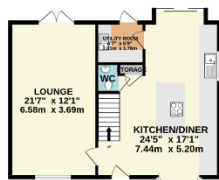
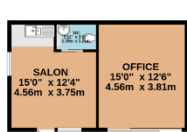


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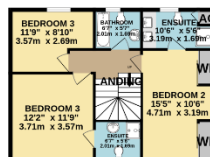


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GROUND FLOOR
1327 sq.ft. (123.3 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



2ND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 2391 sq.ft. (222.1 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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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.

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