



Primrose Close, North Hykeham LINCOLN LN6 9UN



welcome to

Primrose Close, North Hykeham LINCOLN

Early viewing is essential for this newly refurbished and modern semi-detached home situated within the ever popular North Hykeham area. Boasting no onward chain, three generous bedrooms, en suite to the master, driveway parking, integral garage and local access to a wealth of amenities.



Entrance Hall

With front door, stairs rising to first floor and radiator.

Kitchen / Diner / Living Space

26' 10" x 11' 3" (8.18m x 3.43m)

Living Space

11' 3" x 16' 7" (3.43m x 5.05m)

With double glazed window to the front, understairs storage, inset ceiling lights and radiator, opening to:-

Kitchen / Dining Space

9' 11" x 11' 3" (3.02m x 3.43m)

With double glazed window to the rear, a modern and newly fitted kitchen in a range of wall and base units with work surfaces, integral oven, electric hob with extractor fan fitted above, stainless steel sink and drainer, space for washing machine, space for fridge freezer, porcelain tiling to the floor and radiator.

Inner Hall

With doors accessing rear garden, integral garage and downstairs wc.

Downstairs Wc

With double glazed obscured window to the rear, wc, wash hand basin, vinyl flooring, radiator and extractor fan.

First Floor Landing

With loft access point and storage cupboard housing newly installed combi boiler.

Bedroom One

16' 3" max x 8' 1" max (4.95m max x 2.46m max)

With double glazed window to the front, carpet flooring, storage cupboard and radiator.

En Suite

With shower, wc, wash hand basin with vanity under, tiling to the walls and floor, extractor fan, electric heated towel rail and heated mirror.

Bedroom Two

10' 11" x 8' 9" (3.33m x 2.67m)

With double glazed window to the front, carpet flooring and radiator.

Bedroom Three

10' 2" max x 7' 2" max (3.10m max x 2.18m max)

With double glazed window to the rear, carpet flooring and radiator.

Family Bathroom

With double glazed obscured window to the rear, bath with shower fitted over, wc, wash hand basin, heated towel rail, vinyl flooring, tiling to the walls and extractor fan.

Outside

Property benefits from a block paved driveway to the front providing off road parking for two cars, access to the integral garage and pathway to the front door. Gated side access leads to a low maintenance and fully enclosed rear garden mainly laid to astro turf with a patio area ideal for seating, outside light and tap.

Integral Garage

8' 5" x 14' 1" (2.57m x 4.29m)

With stud wall, power, light and radiator.



view this property online williamhbrown.co.uk/Property/LCR121442



welcome to

Primrose Close, North Hykeham LINCOLN

- NEWLY REFURBISHED SEMI-DETACHED HOME
- IMMACULATE & MODERN ACCOMMODATION THROUGHOUT
- THREE GENEROUS BEDROOMS
- DRIVEWAY PARKING & INTEGRAL GARAGE
- EN SUITE, FAMILY BATHROOM & DOWNSTAIRS WC

Tenure: Freehold EPC Rating: C

£220,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LCR121442](https://www.williamhbrown.co.uk/Property/LCR121442)



Property Ref:
LCR121442 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)