



**Tiber Road, North Hykeham Lincoln LN6 9TY**



**welcome to**

**Tiber Road, North Hykeham Lincoln**

Situated in the highly sought after North Hykeham area is this well presented and modern two bedroom flat with local access to a wealth of amenities, schooling and transport links. Benefiting from two reception rooms, kitchen/diner and allocated parking, this is a must view!



## **Secure Communal Entrance**

### **Entrance Hall**

#### **Lounge**

15' 6" max x 11' 4" ( 4.72m max x 3.45m )

#### **Study/ Potential Bedroom Three**

14' 10" x 6' 10" ( 4.52m x 2.08m )

#### **Kitchen Diner**

14' 9" max x 13' 10" max ( 4.50m max x  
4.22m max )

#### **Bedroom One**

13' 10" x 9' 4" ( 4.22m x 2.84m )

#### **En Suite Shower Room**

#### **Bedroom Two**

12' 9" max x 6' 9" max ( 3.89m max x  
2.06m max )

#### **Bathroom**

#### **Loft Space**

#### **Allocated Parking Space**

**welcome to**

## **Tiber Road, North Hykeham Lincoln**

- WELL PRESENTED MODERN TOP FLOOR FLAT
- TWO RECEPTION ROOMS
- KITCHEN DINER
- TWO GENEROUS BEDROOMS
- ENSUITE TO MASTER BEDROOM

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£125,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LCR122227](http://williamhbrown.co.uk/Property/LCR122227)



Property Ref:  
LCR122227 - 0003

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