



Grandfield Way, North Hykeham, Lincoln, LN6 9NZ

welcome to
Grandfield Way, North Hykeham, Lincoln

Early viewing is essential for this very well presented three bedroom semi-detached home situated within the ever popular Hykeham area. Boasting modern accommodation throughout, off road parking, and a low maintenance rear garden.



Entrance Hall

With tiled flooring and radiator.

Cloakroom Wc

With obscured double glazed window to the front, wc, wash hand basin, tiling to the floor, radiator and part tiling to the walls.

Lounge

13' 7" x 14' 5" max (4.14m x 4.39m max)

With double glazed double doors and window opening to the Conservatory, coving to the ceiling, laminate flooring and radiator.

Kitchen

12' 1" x 6' 9" (3.68m x 2.06m)

With double glazed window to the front, a modern fitted kitchen in a range of wall and base units with wood effect work surfaces, integral oven, hob with extractor fan over, tiling to the floor, space for dishwasher, part tiling to the walls and stainless steel sink and drainer.

Conservatory

12' 9" x 10' 7" (3.89m x 3.23m)

With double glazed double doors opening to the rear garden, double glazed windows to the rear and side, tiling to the floor and radiator.

First Floor Landing

With carpet flooring and airing cupboard housing gas central heating boiler.

Bedroom One

12' 2" x 8' 8" (3.71m x 2.64m)

With double glazed window to the rear, fitted wardrobes, coving to the ceiling, inset ceiling lights, laminate flooring and radiator.

Bedroom Two

7' 5" x 11' 8" (2.26m x 3.56m)

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

Bedroom Three

6' 9" x 7' 4" (2.06m x 2.24m)

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

Bathroom

5' 5" x 8' 10" (1.65m x 2.69m)

With obscured double glazed window to the rear, shower with bath fitted over, wc, wash hand basin, inset ceiling lights, part tiling to the walls and tiling to the floor.

Outside

Property benefits from two allocated parking spaces to the front with pathway leading to the front door and gated side access opening to the rear garden. To the rear is a low maintenance garden with a generous patio area ideal for seating, an area of artificial turf and a shed.



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welcome to

Grandfield Way, North Hykeham

- WELL PRESENTED & MODERN FAMILY HOME
- THREE BEDROOMS
- LOUNGE & CONSERVATORY
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR122707 - 0006

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