



Ravensmoor Close, North Hykeham, Lincoln, LN6 9AZ

welcome to

Ravensmoor Close, North Hykeham, Lincoln

*****ATTENTION FIRST TIME BUYERS*****

Viewing is highly advised to appreciate the full extent of this three-bedroom property located within a highly sought after area close to all relevant amenities such as schools, shops, bus stop and transport links. This property is not to be missed!



Entrance Hall

Access via double glazed front door, tiled flooring, stairs rising to first floor, door into lounge, kitchen as well as built in storage below stairs.

Lounge

17' x 12' (5.18m x 3.66m)

Double glazed bay window to front, radiator to wall tiled flooring, double doors opening into kitchen/diner and TV point to wall.

Kitchen

20' 6" max x 18' 1" max (6.25m max x 5.51m max)

Large open plan kitchen/diner with large double glazed french doors opening out to rear garden, kitchen comprising a range of floor and wall based cupboards, sink with drainer, electric double oven, ceramic hob with extractor fan, large built in utility cupboard with plumbing for washing machine and tumble dryer. The kitchen then opens into the dining area which has room for a large dining table making it ideal for entertaining it also has double doors from the lounge meaning you can open the entire ground floor up giving it a very light and free flowing feel.

Cloakroom

Double glazed window to rear, wc, wash hand basin and tiled flooring.

Landing

Stairs from ground floor entrance hall, loft access, access provided to all first floor rooms.

Bedroom One

12' 10" x 11' (3.91m x 3.35m)

Double glazed window to front, radiator to wall, fitted wardrobes and TV point to wall.

Bedroom Two

12' x 10' (3.66m x 3.05m)

Double glazed window to rear, radiator to wall and fitted wardrobes.

Bedroom Three

8' 1" x 6' 10" (2.46m x 2.08m)

Double glazed window to front and radiator to wall. This room has the potential to be either a study or bedroom depending on what the buyer decides.

Bathroom

Double glazed window to rear, wc, wash hand basin, large walk in shower with wall mounted shower, tiled floor and walls, large built in storage cupboard, heated towel rail and under floor heating.

Front Exterior

The property is approached via pathway to the front door. There is on street parking to the front of the property which is mostly used by the residents of the street however there is allocated parking to the rear of the property.

Rear Garden

Enclosed rear garden comprising black slate tiles, raised flower beds housing mature shrubs and flowers, timber shed ideal for garden storage and gated access to the garage block which has the benefit of parking to the front of the garage.

Garage & Parking

The property has the benefit of a garage which can fit a vehicle as well as having parking to the front of the garage too.



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welcome to

Ravensmoor Close, North Hykeham Lincoln

- VERY WELL PRESENTED AND SPACIOUS THREE BEDROOM PROPERTY SITUATED WITHIN WALKING DISTANCE TO SCHOOLS & AMENITIES
- LOCATED DIRECTLY OPPOSITE ALL SAINTS PRIMARY SCHOOL
- OPEN PLAN KITCHEN/DINER IDEAL FOR ENTERTAINING
- GARAGE AND OFF-ROAD PARKING
- MODERN KITCHEN & BATHROOM

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

offers in excess of

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR122953 - 0004

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