

School Lane, North Hykeham, Lincoln, LN6 9QS

welcome to

School Lane, North Hykeham, Lincoln

A superb four-bedroom detached home on School Lane, North Hykeham, featuring a modern open-plan kitchen diner, en-suite master bedroom, gated parking, and a large private garden. Close to local amenities - viewing advised.













Entrance Hall

Access via double glazed front door, stairs rising to first floor.

Cloakroom

WC, wash hand basin and heated towel rail to wall.

Lounge

13' 10" x 13' 9" (4.22m x 4.19m)

Double glazed window to side, radiator to wall. The lounge opens into the large kitchen/diner.

Kitchen/Diner

24' 1" x 13' 9" (7.34m x 4.19m)

Very large open plan kitchen/diner, kitchen comprises a range of floor and wall based cupboards, sink with drainer, electric hob with extractor fan, electric oven and grill, kitchen island and Karndean flooring. The kitchen has ample space for a large dining table.

Landing

Stairs rising from ground floor entrance hall, it gives access to all first floor rooms.

Bedroom One

14' x 12' (4.27m x 3.66m)

Double glazed window to rear, radiator to wall and door into en-suite.

En-Suite

WC, wash hand basin, shower cubicle, tiled walls, extractor fan and heated towel rail to wall.

Bedroom Two

9' 9" x 9' 8" (2.97m x 2.95m)

Double glazed window to side and radiator to wall.

Bedroom Three

10' x 9' 7" (3.05m x 2.92m)

Double glazed window to side and radiator to wall.

Bedroom Four

9' 6" x 9' 7" (2.90m x 2.92m)

Double glazed window to side and radiator to wall.

Bathroom

Double glazed sky light, we, wash hand basin, bath, shower cubicle, tiled walls, heated towel rail and extractor fan to wall.

Exterior

The property is approached from a large sliding gate giving the property extreme privacy, the property benefits from a large gravel driveway for ample vehicles.

Rear Garden

Large rear garden comprising mostly of grass area as well as decking area for outdoor dining.





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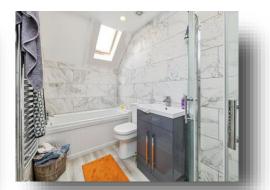
School Lane, North Hykeham Lincoln

- Four-bedroom detached family home
- Spacious lounge and ground floor cloakroom
- Modern open-plan kitchen diner
- Master bedroom with en-suite
- Ample gated off-road parking

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

£380,000









Please note the marker reflects the postcode not the actual property

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Property Ref: LCR123060 - 0002 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 quidance 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.



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