



Forge Close, South Kyme Lincoln LN4 4JA

welcome to

Forge Close, South Kyme Lincoln

An executive detached property, ideal family home with accommodation set over three floors. Kitchen diner, lounge, study, utility, family bathroom, shower room, ensuite to master, downstairs WC, off road parking, detached double garage with office space above & enclosed rear garden.



Entrance Hall

Being entered via a door from the front with stairs rising to the first floor and understairs storage cupboard.

Study

8' 9" x 10' 7" (2.67m x 3.23m)

Lounge

13' 11" x 14' 7" (4.24m x 4.45m)

Featuring a brick fireplace with inset log burner and French doors to the rear.

Kitchen Diner

12' 2" x 20' 8" (3.71m x 6.30m)

Fitted with a range of wall and base units with Quartz work surfaces, single drainer sink, integrated electric double oven, four ring induction hob, stainless steel extractor, space for fridge freezer, LVT flooring and French doors to the rear.

Utility Room

5' 9" x 6' 5" (1.75m x 1.96m)

Having wall and base units, stainless steel single drainer sink, plumbing for washing machine and space for further appliance.

Cloakroom

3' 3" x 6' 4" (0.99m x 1.93m)

Fitted with a pedestal wash hand basin, WC, wall mounted oil boiler, extractor and wall mounted alarm system.

First Floor Landing

There are stairs rising to the second floor and built-in airing cupboard with hot water tank.

Bedroom One

10' 5" x 15' 8" (3.17m x 4.78m)

Walk-In Wardrobe

3' 10" x 9' 4" (1.17m x 2.84m)

Having fitted shelving, hanging rails, ceiling light and power.

Ensuite

9' 2" x 8' 9" (2.79m x 2.67m)

Fitted with a double shower cubicle with dual head thermostatic shower, 'his & hers' inset wash hand basins, WC, heated towel rail, tiled flooring and extractor.

Bedroom Two

12' 3" x 10' 2" (3.73m x 3.10m)

There is a built-in double wardrobe.

Bedroom Five

8' 2" x 10' 7" (2.49m x 3.23m)

Bathroom

7' 1" x 10' 3" (2.16m x 3.12m)

Fitted with a bath, shower cubicle with thermostatic shower, pedestal wash hand basin, WC, shaver point and extractor.

Second Floor

Bedroom Three

13' 2" x 11' 8" (4.01m x 3.56m)

Bedroom Four

12' 2" x 13' (3.71m x 3.96m)

Shower Room

4' 8" x 7' 6" (1.42m x 2.29m)

Fitted with a shower cubicle with thermostatic shower, pedestal wash hand basin, WC, heated towel rail and extractor.

Outside Front

To the front of the property there is a blocked paved driveway providing parking for two or three vehicles and lawn area.

Rear Garden

The fully enclosed fenced rear garden has a lawn with borders to the rear and side. two patio seating areas, timber garden shed and metal storage shed.

Double Garage

17' 10" x 18' 2" (5.44m x 5.54m)

Having two electric roller doors, side access door, power and lighting.

Office Above Garage

12' 6" x 17' 7" (3.81m x 5.36m)

There are external stairs leading to the office, which has power & lighting, TV aerial point and internet.



view this property online williamhbrown.co.uk/Property/SNH112187



welcome to

Forge Close, South Kyme Lincoln

- Five bedroom executive property set over three floors
- Kitchen & utility room
- Ensuite to master & downstairs WC
- Off road parking & detached double garage with office space above
- Fully enclosed rear garden

Tenure: Freehold EPC Rating: C

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH112187



Property Ref:
SNH112187 - 0005

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



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk