

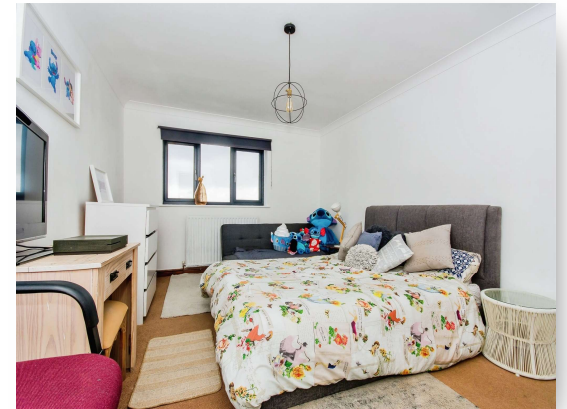


Clay Bank, South Kyme Lincoln LN4 4AH

welcome to

Clay Bank, South Kyme Lincoln

A spacious four bedroom detached house in a popular village location with off road parking to the front for multiple vehicles, garage and enclosed garden to the rear with open field views. Call now to arrange a viewing.



Entrance Hall

There is a built-in storage cupboard with sliding mirrored doors, two radiators, window, access to the garage and stairs rising to the first floor.

Study

9' 10" x 9' 11" (3.00m x 3.02m)

There is a radiator and window.

Lounge

22' 10" x 13' (6.96m x 3.96m)

Featuring a fireplace with electric fire, TV point, two radiators, window to the side and bi-fold doors to the rear garden.

Dining Room

12' 2" x 9' 2" (3.71m x 2.79m)

There is a radiator and double doors to the rear garden.

Kitchen

22' 4" x 12' 8" max (6.81m x 3.86m max)

Fitted with an extensive range of wall and base units with work surfacing over, tiled splashbacks, two stainless steel sinks with mixer taps, two built-in ovens, hob, extractor, space for American style fridge freezer, breakfast bar, plumbing for dishwasher, radiator, two windows and door to the side.

Cloakroom

5' 4" x 5' 1" (1.63m x 1.55m)

Fitted with a wash hand basin, WC, radiator, plumbing for washing machine and window.

First Floor Landing

Having a storage cupboard, radiator and window.

Bedroom One

17' 4" x 13' max (5.28m x 3.96m max)

There are built-in wardrobes with sliding mirrored doors, radiator and window to the rear overlooking open fields.

Ensuite

9' 11" x 5' (3.02m x 1.52m)

Fitted with a walk-in shower, wash hand basin, WC, heated towel rail and window.

Bedroom Two

15' x 10' 10" (4.57m x 3.30m)

Having a storage cupboard, radiator and window to the rear overlooking open fields.

Bedroom Three

12' 5" x 12' (3.78m x 3.66m)

There is a radiator and window to the front.

Bedroom Four

12' 11" max x 9' 10" (3.94m max x 3.00m)

Having a radiator and window to the front.

Bathroom

10' 7" x 7' (3.23m x 2.13m)

Fitted with a suite comprising of a bath with central mixer tap, shower cubicle, wash hand basin, WC, heated towel rail, storage cupboard and window to the rear.

Outside Front

To the front of the property there is a large driveway providing parking for numerous vehicles and open field views.

Garage

Having up and over door with shelving and power.

Rear Garden

The enclosed rear garden is mainly laid to lawn, with a patio, access to both sides to the front and open field views.



view this property online williamhbrown.co.uk/Property/SNH112415





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

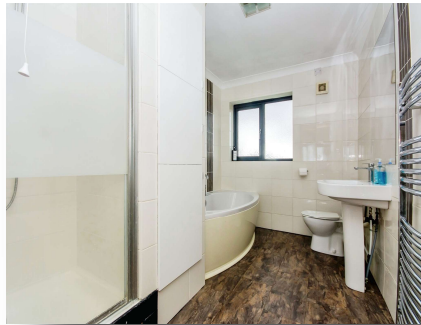
Clay Bank, South Kyme Lincoln

- Open views to front and rear
- Off road parking for multiple vehicles & garage
- Four double bedrooms
- Three reception rooms
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£399,950



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH112415



Property Ref:
SNH112415 - 0008

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