



Heather Gardens, North Hykeham, Lincoln

Asking Price £375,000

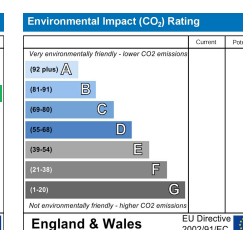
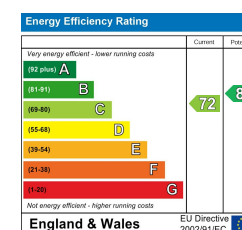

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Heather Gardens, North Hykeham, Lincoln

House - Detached
4 Bedrooms, 2 Bathrooms

Asking Price £375,000

- Ex-Show Home
- Prime Position
- Close to Local Amenities
- Master Bedroom with Ensuite
- 'Jack and Jill' Secondary Ensuite
- Not Overlooked West Facing Garden
- Desirable Location
- Sold with No Onward Chain
- EPC Rating - C / Council Tax Band - D
- Tenure - Freehold



Executive four bedroom detached family home occupying a prime position close to Richmond Lakes and the popular Ling Moor primary school. This former show home is an absolute must view being immaculately presented and is offered for sale with no onward chain. Comprising internally of an entrance hall with cloakroom, living room with separate dining room, fitted kitchen, four bedrooms, family bathroom, master with ensuite plus a further 'Jack and Jill' ensuite. Front and rear gardens, driveway parking and a single integral garage.

Situated close to The Forum shopping precinct offering a range of amenities to include shops, post office, café, building society and more. Further large supermarket chains are also situated nearby plus schooling for all ages. North Hykeham benefits from road and rail links to include regular public transport into the city centre.

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Entrance Hall

Composite front door, tiled flooring, radiator, spot lit ceiling and stairs rising to the first floor. Alarm control panel and Nest digital thermostatic control.

Cloakroom

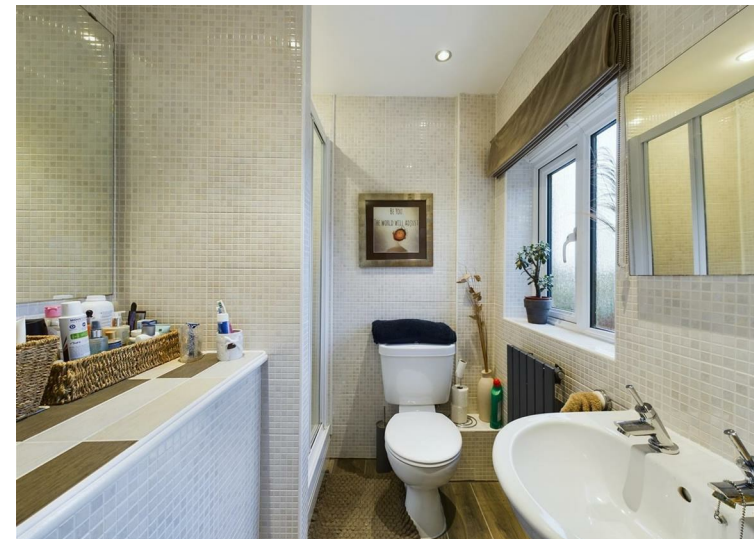
4'5" x 2'10"

Low level WC, pedestal wash basin, tiled flooring, radiator, light and extractor.

Living Room

20'1" x 10'9" (max measurements).

PVC bay window to the front aspect, carpet flooring, ceiling lighting, two radiators and an electric feature fire with hearth and surround.



Dining Room

9'11" x 9'6"

PVC French doors to the rear, wood effect laminate flooring, radiator and ceiling lighting.

Breakfast Kitchen

15'5" x 13'1" (max measurements).

Base and eye level units with a quartz work surface, tiled splash backs and an inset stainless steel sink and drainer. Fitted double oven with gas hob and extractor over, integrated fridge freezer, dishwasher and washing machine. Tiled flooring, radiator, spot lit ceiling with additional under cabinet lighting, PVC window and French doors to the rear.

Stairs / Landing

Carpet flooring, radiator, spot lit ceiling and access to the loft. Shelved airing cupboard houses the Worcester combination boiler.

Bedroom

16'4" x 10'9" (max measurements).

PVC bay window to the front aspect, carpet flooring, ceiling lighting, radiator and fitted wardrobes.

Ensuite

5'7" x 5'5"

Low level WC, pedestal wash basin and a mains thermostatic shower cubicle. Fully tiled room with a PVC window to the front, spot lit ceiling and extractor plus a heated towel rail.

Bedroom

11'6" x 7'5"

PVC window to the rear aspect, carpet flooring, ceiling lighting and a radiator.

Bathroom

7'8" x 5'10"

Low level WC, pedestal wash basin and a corner bath. Fully tiled room with a PVC window to the rear, spot lit ceiling and extractor plus a radiator.

Bedroom

10'7" x 9'8"

PVC window to the rear aspect, carpet flooring, ceiling lighting, radiator and fitted wardrobes.

Ensuite 'Jack and Jill'

8'7" x 4'1" (max measurements).

Low level WC, pedestal wash basin and a mains thermostatic shower cubicle. Tiled flooring, PVC window to the side, spot lit ceiling and extractor plus a radiator.

Bedroom

11'5" x 8'9" (max measurements).

PVC window to the front aspect, carpet flooring, ceiling lighting and a radiator. Presently used as dressing room.

Garage

16'2" x 7'9"

Up and over door to the front with a personnel door to the rear, light and power with the mains consumer unit housed.

Outside

The front generous front garden is mainly laid to lawn with a privet hedge enclosure, tarmac driveway for off road parking and lighting.

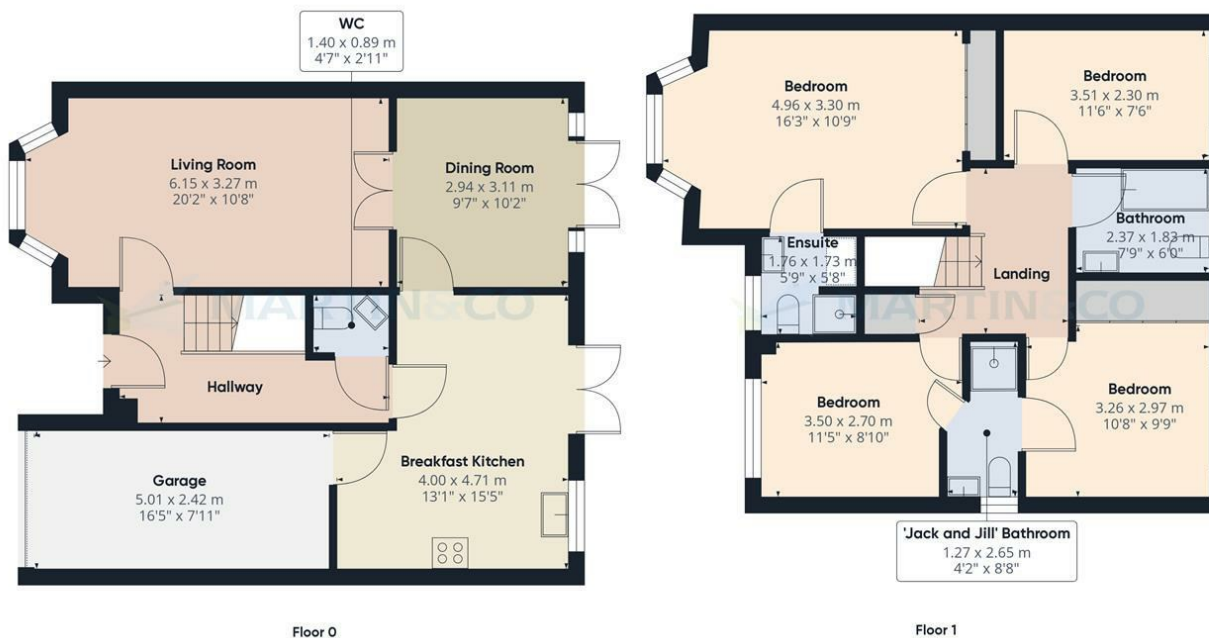
To the rear is a private and not overlooked West facing landscaped garden. Being mostly laid to lawn with shaped borders, decorative sandstone patio area with a gravel hard standing for pots plus a raised decked seating area. Fully enclosed with lighting, power and water supply, gated access to the front.

Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







Approximate total area⁽¹⁾
 126.26 m²
 1359.03 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.