



48 Otho Way
North Hykeham, Lincoln. LN6 9ZD

BELL

48 Otho Way

North Hykeham

NO ONWARD CHAIN!! 48 Otho Way is a nicely presented, modern, three-storey semi-detached family home situated in the Lincoln suburb of North Hykeham, offering easy access into the City centre, having its own range of shopping facilities to include large Asda store, schools and leisure centre. Train station with direct access to Lincoln and regular bus services.

Accommodation comprises; hall, open plan living dining kitchen, office/dining room/bedroom 4 and cloakroom to ground floor; main bedroom with ensuite and lounge to first floor; two further bedrooms and bathroom to second floor. The property further benefits from having a detached single garage and driveway providing off street parking; good size north facing, enclosed rear garden with paved patio.

ACCOMMODATION

Entrance Hall with dark wood-effect vinyl flooring, staircase up to first floor, built in storage cupboard housing the boiler and fuse box, radiator and ceiling light. Doors to ground floor accommodation including:

Office/Dining Room/Bedroom 4 with outlook over the front garden and Otho Way; vinyl flooring, radiator, wood window blind and ceiling pendant light.

Cloakroom comprising low level WC, wash hand basin, radiator, vinyl flooring, wall mounted glass shelf, extractor fan and ceiling light.

Open Plan Kitchen / Living / Dining having French doors and glazed side panels to rear garden:

Living/Dining space with radiator, pendant ceiling lights and under-stair storage cupboard.





Kitchen area having fitted gloss cream cabinets and drawers with contrasting wood-effect worktops, stainless steel sink and drainer inset, integrated Electrolux gas hob, oven and extractor hood. Integrated appliances: washing machine, dishwasher, fridge/freezer. Dark wood-effect vinyl flooring throughout, LED downlights to kitchen, pendant lights to living area.

First Floor- Landing with carpeted floor, staircase up to second floor, radiator and ceiling light.

Bedroom 1 north facing window overlooking rear garden; fitted triple wardrobe, carpeted floor, wood window blind and pendant light.

En- suite Shower Room comprising enclosed dual shower with tiled walls, low level WC and pedestal wash hand basin. Vinyl flooring, mirrored cabinet with fitted glass shelf and extractor fan.

Lounge of good proportions with two windows to front aspect; carpeted floor, TV/internet points, radiator, wood window blinds and ceiling pendant light.

Second Floor

Landing with carpeted floor, radiator, ceiling light, loft access hatch.

Bedroom 2 with roof light window with blind to sloping ceiling; built-in wardrobe and additional hanging rail, carpeted floor, built in airing cupboard housing the hot water cylinder and immersion heater; hanging pendant light.

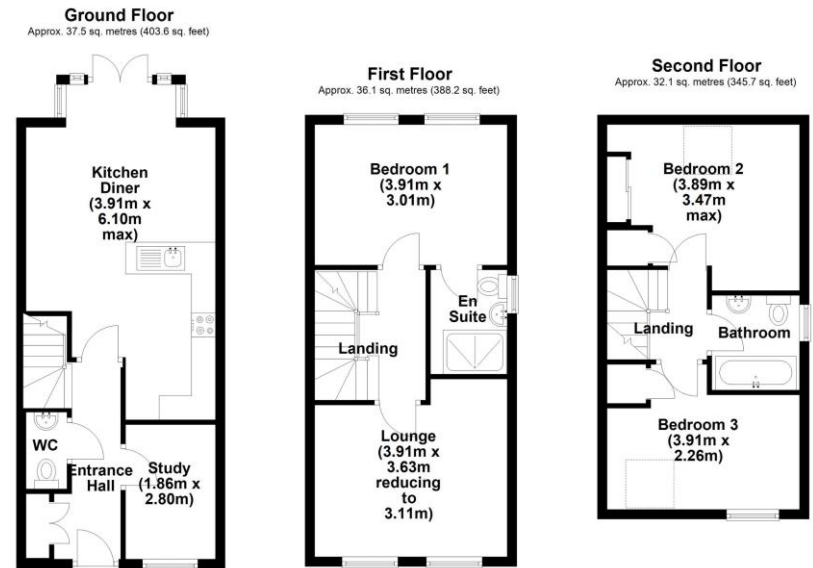
Bedroom 3 with two roof light windows with blinds to sloping ceiling; built in closet, carpeted floor, radiator and ceiling pendant light.

Family Bathroom having obscure glazed window; panel bath with shower over and glass screen. pedestal wash hand basin and low level WC. Dark wood-effect vinyl flooring, ceramic tiled walls, radiator, extractor fan and ceiling light.

OUTSIDE

There is a side access gate between the house and garage leading to rear north facing garden with lawn, patio seating area, paved pathway, gravelled sections and established planting/shrubs. Water tap and electric sockets in the rear garden





Total area: approx. 105.7 sq. metres (1137.5 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

North Kesteven District Council – Tax band: C

ENERGY PERFORMANCE RATING: C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office
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