



Fox Covert, South Hykeham



£350,000

- Four Bedroom Detached House
- Cul De Sac Location
- Driveway&Garage
- Conservatory
- Family Bathroom, En-Suite and Downstairs WC
- Close To Schools
- Freehold
- EPC rating C



A spacious and well-presented four double bedroom detached family home situated in the sought-after village of South Hykeham. This ideal family property offers generous living accommodation throughout and is positioned on a good-sized plot located close to local amenities, schools, and excellent transport links. This home is perfect for families seeking both comfort and convenience.

The ground floor comprises of lounge, separate dining room, kitchen, utility room, conservatory overlooking the garden, and a convenient downstairs WC. Upstairs features four double bedrooms, including a master with En suite shower room and a further family bathroom. Outside offers a driveway, single garage and an enclosed rear garden.

Entrance Hall

With door to the front aspect of the property, staircase leading to the bedrooms and radiator.

Lounge

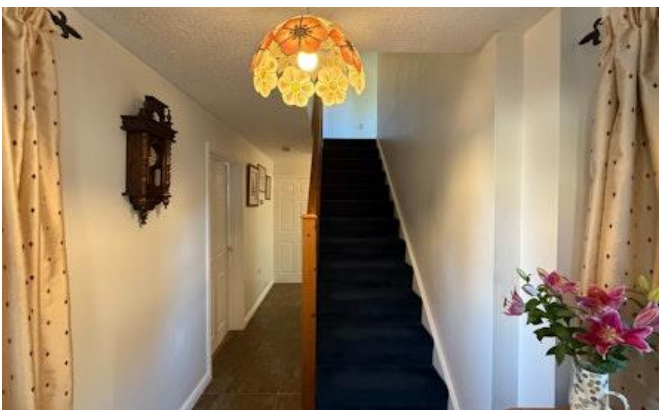
17'10" x 10'0" (5.4m x 3m)

With window to front aspect of the property, sliding doors to the conservatory, gas fireplace and radiator.

Dining Room

8'3" x 11'0" (2.5m x 3.4m)

With window to the front aspect of the property and a radiator.



Kitchen

9'1" x 7'8" (2.8m x 2.3m)

With window to the rear aspect of the property, base and eye level units, worktop, built in oven with gas hob, one and a half sink with drainer, space for fridge, wall mounted boiler and radiator.

Utility Room

5'10" x 3'6" (1.8m x 1.1m)

With door to the rear garden, sink with drainer and space for white goods underneath worktop.

Conservatory

9'5" x 10'11" (2.9m x 3.3m)

With French doors to the rear garden and windows surrounding both rear and side aspect.

Downstairs WC

With window to the rear, low level wc, sink and radiator.

Bedroom One

8'8" x 13'0" (2.6m x 4m)

With window to the front aspect of the property, and radiator.

En Suite

With window to the front aspect of the property, pedestal sink, low level wc and shower.

Bedroom Two

8'8" x 11'3" (2.6m x 3.4m)

With window to the front aspect of the property and radiator.

Bedroom Three

8'10" x 10'2" (2.7m x 3.1m)

With window to the rear aspect of the property and radiator.



Bedroom Four

8'10" x 7'7" (2.7m x 2.3m)

With window to the rear aspect of the property and radiator.

Bathroom

5'7" x 6'11" (1.7m x 2.1m)

With window to the rear aspect of the property, pedestal sink, low level wc, bath with shower over and radiator.

Outside Front

At the front of the property is a lawned area with a few trees, driveway parking and a single garage.

Outside Rear

Lawned garden with plenty of greenery and a patio area.

Agents Note

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Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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