

Post Mill Close, North Hykeham

 4  3  2



Offers in excess of £425,000



Key Features

- Detached House
- Four Double Bedrooms
- Em-Suite & Family Bathroom
- Utility & WC
- Kitchen Diner
- Home Office
- EPC rating C
- Freehold





Extremely well presented, four bedroom detached house. Located in the highly sought area of North Hykeham. Offering beautiful views of Apex Sailing Lake and within walking distance of local schools, shops, doctor and many more amenities. The house is located in a small cul-de-sac development and has been finished to a very high standard, from bonded oak flooring throughout downstairs, to Villeroy and Boch bathrooms throughout. The property offers entrance hall, spacious kitchen diner, WC, utility and 23ft lounge to the ground floor. To the first floor there are four double bedrooms, with en-suite to master and family bathroom. Externally the property offers landscaped lawned garden and driveway to the front. To the rear there is an enclosed landscaped garden with Welsh slate patio area. The single detached garage has been converted in part to a home office and benefits from underfloor heating and air conditioning. Viewing is highly recommended to see the space and finish on offer.

Entrance Hall

External door to front aspect, stairs to first floor and opening to Kitchen Diner.

Kitchen Diner 3.15m x 7.07m (10'4" x 23'2")

Bay window to front aspect and window to rear aspect, both fitted with custom walnut Venetian blinds. Fitted with a range of modern wall and base units with worktops over, sink with drainer, integrated electric double oven, four burner gas hob with extractor over, integrated smart dishwasher, and vertical wall mounted radiators.

Lounge 3.67m x 7.07m (12'0" x 23'2")

Bay window to front aspect, and French doors to rear aspect, both fitted with custom walnut Venetian blinds. Walnut panelling with sound proofing, vertical wall mounted radiators.

WC

Fitted with Villeroy and Boch wash hand basin and low level WC, towel radiator, Villeroy and Boch tiling throughout.

Utility Room

External door to rear aspect and fitted with wall and base units with worktop over, Worcester Greenstar RI boiler and vertical wall mounted radiator.

Landing

Access to roof space (loft is fully boarded and shelved with raised floor to allow extra insulation and lighting) and airing cupboard.

Bedroom One 4.26m x 3.77m (14'0" x 12'5")

Window to front aspect, fitted wardrobe and wall mounted radiator.

En-Suite

Window to front aspect, fitted with Villeroy and Boch walk in fully electric shower, with rainfall shower head, low level WC and wash hand basin. Wall mounted towel radiator, underfloor heating and extractor.

Bedroom Two 3.7m x 3.7m (12'1" x 12'1")

Window to front aspect and wall mounted radiator.

Bedroom Three 3.15m x 2.72m (10'4" x 8'11")

Window to rear aspect and wall mounted radiator.

Bedroom Four 2.57m x 3.23m (8'5" x 10'7")

Window to rear aspect and wall mounted radiator.

Bathroom 3.07m x 1.63m (10'1" x 5'4")

Window to rear aspect tiled in full and fitted with Villeroy and Boch bath with shower over, low level WC, wash hand basin, wall mounted radiator, underfloor heating and extractor.





Outside Front

Landscaped garden with asymmetric design, low maintenance box trees, and lawned garden.

Outside Rear

South-West facing lawned garden with Welsh slate patio, with timbers installed for custom made sail cover.

Garage/ Office

Fitted with electric roller door to front aspect, opening to storage area. Bi-folding doors to side aspect and fitted with Karndean flooring with underfloor heating, air conditioning and fitted internet points.

Agent Note

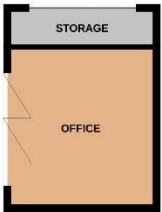
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



17 POST MILL CLOSE
TOTAL FLOOR AREA : 1426 sq.ft. (132.5 sq.m.) approx.
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