



- Extended Detached House
- Generous Corner Plot
- Recently Renovated Throughout
- Three Good Size Bedrooms

- Spacious Living Accommodation
- Driveway & Garage
- Loads Of Room To Extend (STPP)
- NO CHAIN!

Dore Avenue, North Hykeham, LN6 8LQ
£315,000





Starkey&Brown are pleased to offer for sale this detached family home, occupying a generous corner plot within the popular North Hykeham area of Lincoln. The property has undergone a comprehensive programme of improvements and reconfiguration in recent years, including new central heating, full re-plastering, enhanced insulation, high-quality oak flooring and the opening up of the kitchen and dining areas to create a spacious, open-plan feel, along with numerous other improvements. Accommodation briefly comprises an entrance porch and hallway, lounge with newly fitted log burner, opening into an impressive 18'1" kitchen diner featuring quartz work surfaces. This in turn opens into a 13'10" garden room with large window and patio doors overlooking the rear garden. There is also a spacious utility room and ground floor WC. To the first floor are three well-proportioned bedrooms and a modern shower room with a large walk-in shower. Outside, the property benefits from a driveway leading to the garage, together with a dropped curb and double gates providing access to the back garden hard standing suitable for car/van/caravan parking. A particular feature is the large rear garden, which offers excellent outdoor space as well as potential to further extend the property, subject to the necessary consents. The property is offered for sale with NO ONWARD CHAIN. Call Starkey&Brown today to arrange a viewing! Council tax band: C. Freehold.



Entrance Porch

Having a uPVC front entrance door, ceramic tiled floor, and door into:

Entrance Hallway

Having attractive oak wooden flooring, a traditional style radiator, and stairs rising to the first floor.

Lounge

13' 7" x 12' 0" (4.14m x 3.65m)

Having a log-burner fireplace with a slate hearth, attractive oak wooden flooring, a traditional style radiator, and LED downlights.

Kitichen Diner

18' 1" x 9' 10" (5.51m x 2.99m)

Having a range of matching wall and base units, corner carousel unit, attractive slim profile quartz work surface with matching upstands, inset one and a half bowl sink unit with mixer taps over, built-in eye level oven, integrated microwave, ceramic hob with cooker hood over, attractive oak wooden flooring, a traditional style radiator, LED downlights and opening into:

Garden Room

13' 10" x 8' 1" (4.21m x 2.46m)

Having attractive oak wooden flooring, a traditional style radiator, and a sliding patio door leading onto a paved patio area.

Utility

9' 0" x 7' 6" (2.74m x 2.28m)

Having space for a range of appliances, work surfacing, and tiled-effect vinyl flooring.

Rear Entrance Lobby

Having a uPVC door leading to the garden and tiled effect vinyl flooring.

Ground Floor WC

Having a low-level WC, wash hand basin with tiled splashbacks, vinyl flooring, wall-mounted Ideal central heating boiler (installed approximately 2024).

First Floor Landing

Having exposed wooden flooring, access to an insulated and boarded loft, and a linen cupboard.

Bedroom 1

10' 10" x 10' 7" into wardrobes (3.30m x 3.22m)

Having fitted part mirrored wardrobes, exposed wooden flooring, and a traditional style radiator.

Bedroom 2

12' 7" x 9' 8" (3.83m x 2.94m)

Having exposed wooden flooring and a traditional style radiator.

Bedroom 3

8' 8" x 8' 0" (2.64m x 2.44m)

Having exposed wooden flooring and a traditional style radiator.

Shower Room

Having a three-piece suite comprising a large walk-in shower cubicle with a mains-fed shower and a folding glass shower screen, wash hand basin set in a vanity unit, low-level WC, ceramic tiled floor, heated towel rail, extractor, and wood-effect vinyl flooring.

Outside Front

To the front of the property is a lawned garden enclosed by a brick wall and a block paved driveway with space for two vehicles extending to the garage.

Garage

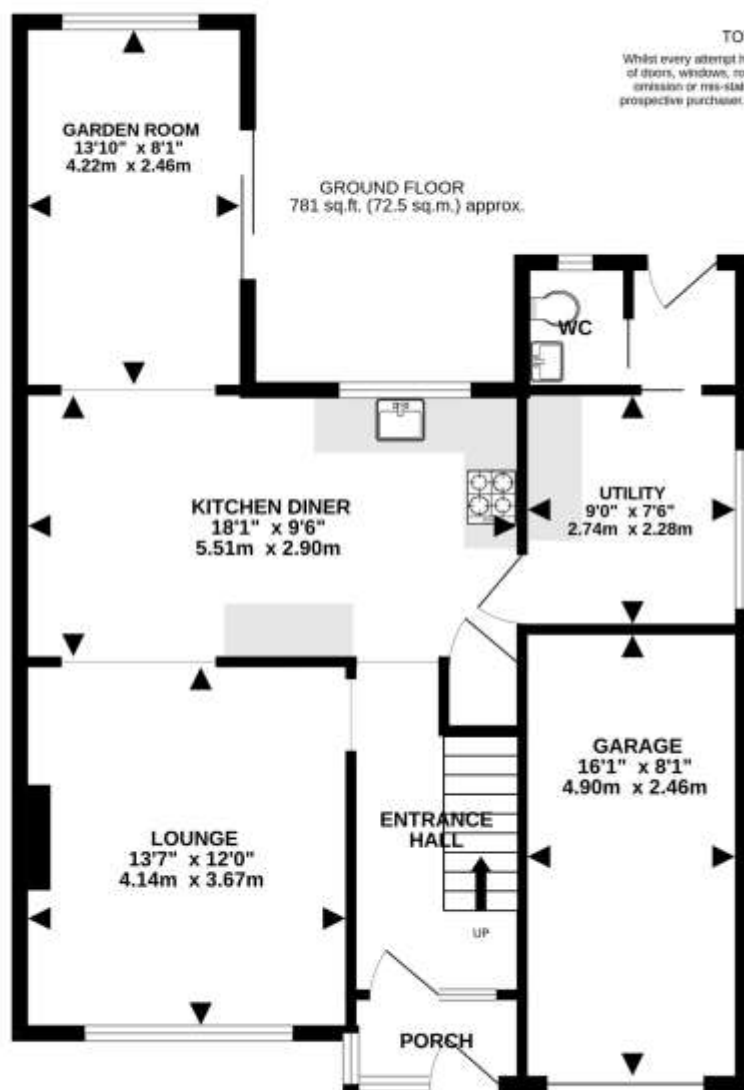
16' 1" x 8' 1" (4.90m x 2.46m)

Having an up-and-over door, power, and light.

Outside Rear

To the rear of the property is a generous-sized and fully enclosed garden which offers excellent potential to further extend the property (subject to the necessary consents). Being mainly laid to lawn, with a patio area and double wooden gates at side providing vehicular access to additional parking if required.

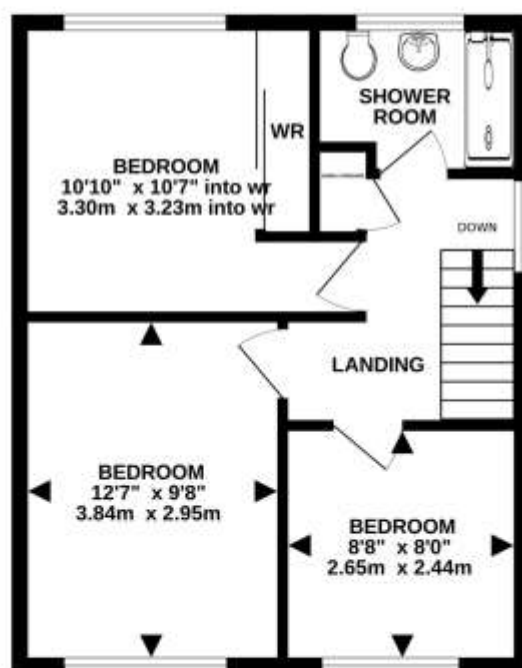




TOTAL FLOOR AREA : 1205 sq.ft. (111.9 sq.m.) approx.

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.
Made with Housplan ©2020

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



Speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE