



Main Street, North Kyme Lincoln LN4 4DF

welcome to

Main Street, North Kyme Lincoln

Substantial detached home set on a generous plot with beautifully landscaped gardens. Offering over 2,300 sq ft of flexible living space across two floors, including multiple reception rooms, conservatory, driveway parking and an extensive private rear garden. NO CHAIN



Conservatory

Being entered via a door from the side, there is tiled flooring and radiator.

Dining Hall

Having a radiator and open dining area.

Kitchen

Fitted with a range of wall and base units with work surfacing over, sink, plumbing for washing machine and dishwasher, tiled flooring, radiator, window to the rear and door to the rear garden room.

Lounge

Featuring a fireplace with open fire, two radiators, laminate flooring, TV point, windows to the front and side and door to the:

Garden Room

Having windows, laminate flooring, boiler and base units.

Side Lobby

Bedroom Four/Reception

There are two radiators, wooden flooring and windows to the front and rear.

Bathroom

Fitted with a bath, wash hand basin, WC, bidet, radiator, vinyl flooring and window to the rear.

First Floor Landing

Having two cupboards and radiator.

Bedroom One

There is a radiator and window to the front.

Bedroom Two

Having a radiator and window to the front.

Bedroom Three

There is a radiator and window to the front.

Shower Room

Fitted with a shower cubicle, wash hand basin, WC, vinyl flooring, cupboard and window to the rear.

Outside Front

To the front of the property there is a large gravel driveway providing parking for numerous vehicles.

Rear Garden

The enclosed rear garden has a lawn, large patio and greenhouse.

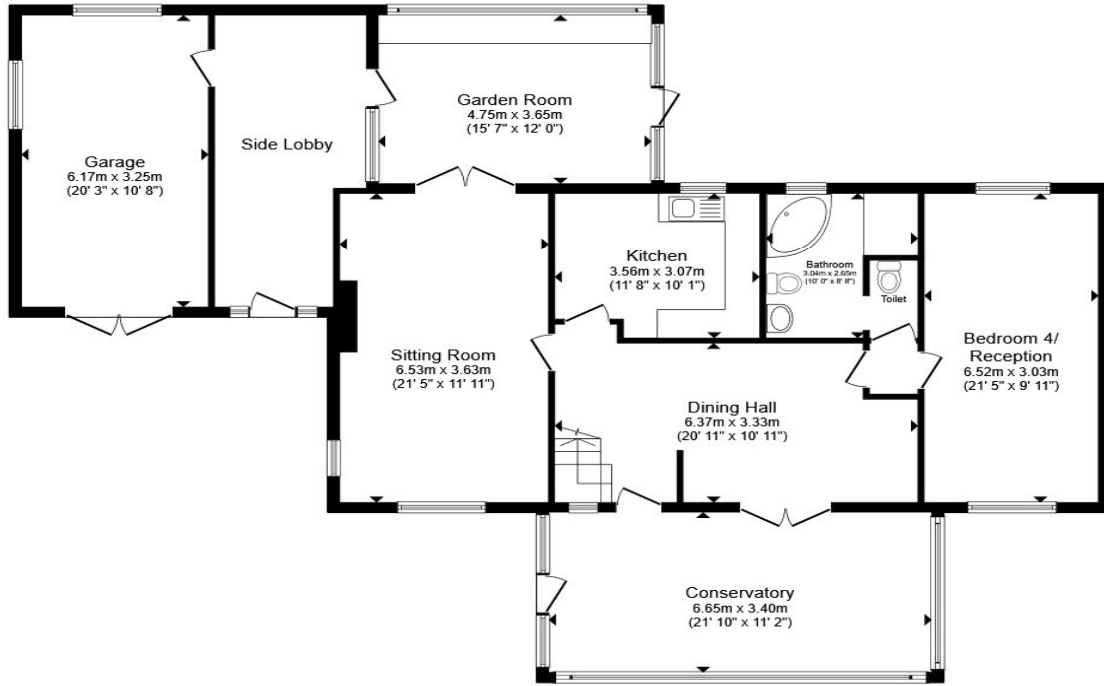
Disclaimer

All services/appliances have not and will not be tested.

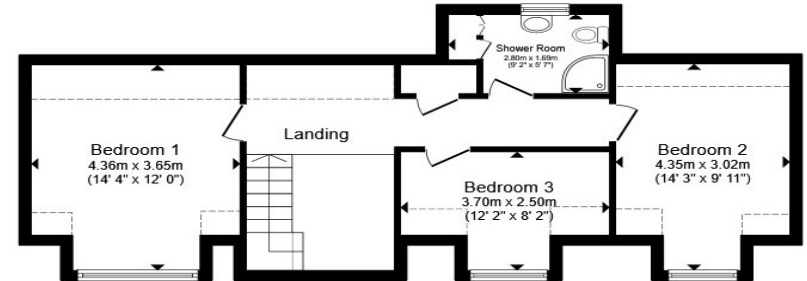


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Ground Floor



First Floor

Total floor area 220.3 m² (2,371 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Main Street, North Kyme Lincoln

- Over 2300 sq ft of versatile accommodation
- Large front and rear gardens with ample parking and garage
- Quiet village location
- Potential for multi-generational living
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E

Council Tax Band: E

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH113062 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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