NEWTON FALLOWELL



Dore Avenue, North Hykeham

3 1 1

£220,000

- Extended Three Bedroom
- Semi Detached House
- Sought After Location
- Garage & Driveway
- Enclosed Rear Garden
- L-Shape Kitchen Diner
- Freehold
- EPC Rating TBC







This well presented three bedroom semi detached house is situated on Dore Avenue, within the sought after area of North Hykeham. Ideally positioned for families, first time buyers and commuters alike, the property is within walking distance of a wide range of local amenities, including supermarkets, The Forum Shopping Centre, local shops, pubs, leisure facilities and well regarded primary and secondary schools. Hykeham railway station is also within easy reach, alongside regular public transport links and convenient access to the A46 for travel into Lincoln and beyond.

The accommodation on offer comprises Entrance Hall, Lounge and L-Shaped Kitchen Diner to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Externally the property offers a lawned garden and driveway leading to a detached single garage to the front. To the rear the property offers an enclosed lawned garden with patio. The property further benefits from gas central heating and uPVC double glazing throughout.

Entrance Hall

13'5" x 5'11" (4.1m x 1.8m)

With the entrance door to the front aspect and stairs rising to the first floor.

Living Room

13'5" x 11'9" (4.1m x 3.6m)

With a window to the front aspect, fireplace and radiator.









Kitchen Diner
20'1" x 18'4" (6.1m x 5.6m)
With french doors and window to the rear aspect. Fitted with a range of base and eye-level units with worktops over, a sink and drainer, single oven, gas hob with extractor fan and space and plumbing for a washing machine and dishwasher.

Landing
With stairs to the ground floor and access to storage.

Bedroom one
14'0" x 9'6" (4.3m x 2.9m)
With a window to the front aspect and radiator.

Bedroom Two
12'3" x 9'10" (3.7m x 3m)
With a window to the rear aspect and radiator.

Bedroom Three
8'5" x 8'0" (2.6m x 2.4m)
With a window to the front aspect.

Shower Room
With a window to the rear aspect, fitted with a low level wc, wash hand basin and shower.

Outside
To the front of the property is a driveway and lawned garden. To the rear of the property there is an enclosed lawned garden with patio.

Agents Note
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Daughter
The best Daughter
Anyone could ask for





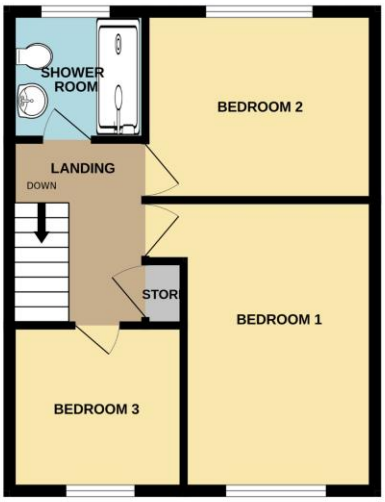


Floorplan

GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



FLOORPLAN

TOTAL FLOOR AREA : 915 sq.ft. (85.0 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.
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