



Briar Close, South Hykeham Lincoln LN6 9UE

welcome to

Briar Close, South Hykeham Lincoln

This well presented family home is situated within the sought after and well serviced South Hykeham area. Boasting modern accommodation throughout, well-proportioned bedrooms, enclosed rear garden, driveway parking and attached garage!

Entrance Hall Lounge

With double glazed window to the front.

Kitchen / Diner

With double glazed window to the rear, a modern fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, space for washing machine, space for fridge freezer, integral stainless steel oven, hob, "stable style" door opening to rear garden, wall mounted gas central heating boiler, tiling, radiator and laminate flooring.

First Floor Landing

With built in airing cupboard housing hot water cylinder and loft access point.

Bedroom One

With double glazed window to the front, sliding mirror front wardrobe and radiator.

Bedroom Two

With double glazed window to the front, radiator and coving to the ceiling.

Bedroom Three

With double glazed window to the rear, laminate flooring, coving to the ceiling and radiator.

Bathroom

With obscured double glazed window to the rear, wc, wash hand basin, P-shape bath with wall mounted shower and fitted screen, radiator, extractor fan and tiling.

Outside

Property benefits from a block paved driveway to the front providing off road parking, access to the attached garage and access to the front door. To the

rear is a fence panel enclosed garden with areas of both decking and patio ideal for outdoor dining and entertaining, an area of lawn and a store shed.





view this property online williamhbrown.co.uk/Property/LCR123669



welcome to

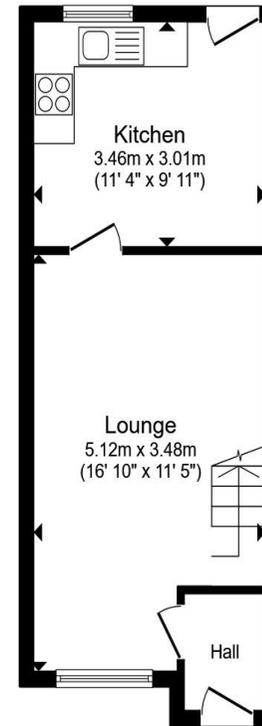
Briar Close, South Hykeham Lincoln

- WELL PRESENTED SEMI-DETACHED HOME
- MODERN FITTED KITCHEN/DINER
- DRIVEWAY PARKING & GARAGE
- THREE WELL-PROPORTIONED BEDROOMS
- REAR GARDEN WITH PATIO & DECKING

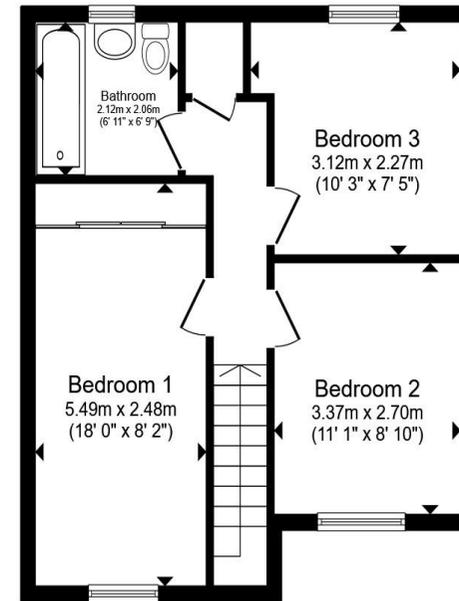
Tenure: Freehold EPC Rating: D

Council Tax Band: B

£214,950



Ground Floor



First Floor

Total floor area 75.3 m² (811 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



view this property online williamhbrown.co.uk/Property/LCR123669



Property Ref:
LCR123669 - 0002

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.

william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk