



**Livia Avenue, North Hykeham, Lincoln**

**Offers In Excess Of £425,000**



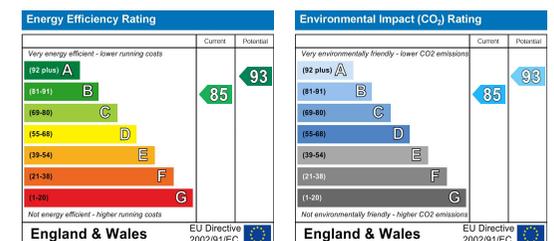
Livia Avenue, North Hykeham, Lincoln

House - Detached

4 Bedrooms, 2 Bathrooms

Offers In Excess Of £425,000

- Detached Family Home
- Move In Ready
- Vacant Possession
- Four Piece Family and En-suite Bathrooms
- Fully Fitted Breakfast Kitchen
- West Facing Rear Garden
- Double Garage with Driveway Parking
- No Onward Chain
- Tenure - Freehold
- Council Tax Band - E / EPC Rating - C



Four bedroom detached family home within the popular Manor Farm development of North Hykeham. This Chelworth 2015 build from David Wilson Homes is offered to the market with vacant possession, move in-ready and being sold with no onward chain.

Making the first impressions count upon entry by opening up to this home with an impressive hallway. You'll benefit from a variety of multi-purpose rooms to the ground floor such as a study and separate dining room.

The impressive fully fitted open-plan breakfast kitchen and dining room both feature PVC French doors leading to the rear garden plus a spacious lounge to the front of the home, making for an ideal space to relax in. To the first floor are four good sized

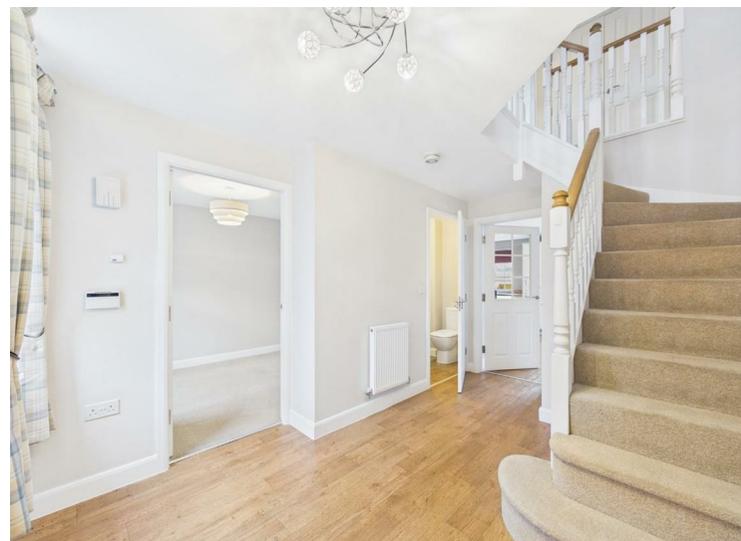
bedrooms with the primary offering a four piece ensuite and fitted wardrobes with the remaining bedrooms offering spaces for wardrobes plus a further four piece family bathroom.

North Hykeham is situated to the south of Lincoln, benefitting from local schooling and amenities plus easy access to the A46 bypass and train station.

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#### Entrance Hall

Composite entrance door with PVC window, luxury vinyl flooring with a radiator, light fitting and stairs rising to the first floor with a storage cupboard below.



**Cloakroom**  
5'2" x 2'11"  
Low level WC with a pedestal wash basin, luxury vinyl flooring, radiator, light and extractor.

**Study**  
9'8" x 9'4" (max measurements).  
PVC window to the front, pendant fitting, radiator and carpet flooring.

**Lounge**  
16'4" x 12'5"  
PVC windows to the front, two light fittings, two radiators and carpet flooring.

**Dining Room**  
10'6" x 10'1"  
PVC French Doors to the rear aspect with side panel, light fitting, radiator and carpet flooring.

**Breakfast Kitchen**  
20'0" x 13'3"  
Base and eye level units with laminated work surfaces incorporating a breakfast bar island with additional storage, matching upstand and an inset stainless steel sink and drainer. Fully fitted with a double oven, six ring gas hob with extractor over plus an integrated fridge freezer and dishwasher. Luxury vinyl flooring, ceiling lighting, two radiators, PVC window to the rear plus further PVC French doors and side panels.

**Utility Room**  
6'1" x 5'2"  
Base and eye level units with laminated work surfaces, matching upstand and an inset stainless steel sink and drainer. Space and plumbing for a washing machine plus additional space for a tumble dryer. Luxury vinyl flooring, light fitting with extractor, radiator, housed Ideal gas central heating boiler, mains consumer unit and a composite side door leading to the driveway.

**Landing**  
Spacious gallery landing area with a PVC front window, carpet flooring, pendant fitting and an airing cupboard housing the hot water pressure cylinder.

**Bedroom**  
14'0" x 13'9" (max measurements).  
PVC windows to the rear aspect, carpet flooring, pendant fitting, radiator and a Danfoss digital heating control plus multiple fitted wardrobes offering plenty of storage space.

**Ensuite**  
8'4" x 6'10" (max measurements).  
Four piece suite comprising of a low level WC, pedestal wash basin, panel bath and a mains thermostatic double shower cubicle. Luxury vinyl flooring, PVC rear window, heated towel rail, light and extractor.

**Bedroom**  
11'8" x 9'10"  
PVC windows to the rear aspect, carpet flooring, pendant fitting and a radiator.

**Bathroom**  
8'7" x 8'4"  
Four piece suite comprising of a low level WC, pedestal wash basin, panel bath and a mains thermostatic double shower cubicle. Luxury vinyl flooring, PVC side window, heated towel rail, light and extractor.

**Bedroom**  
12'3" x 10'7" (max measurements).  
Bedroom - 3.748 x 3.243 (max measurements).  
PVC windows to the front aspect, carpet flooring, pendant fitting and a radiator.

**Bedroom**  
12'7" x 11'4"  
PVC windows to the front aspect, carpet flooring, pendant fitting and a radiator.

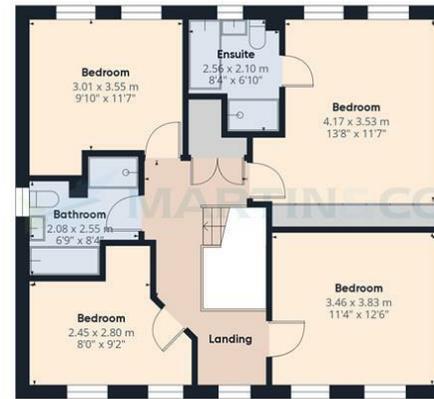
**Double Garage**  
17'7" x 17'0"  
Up and over doors to the front, separately fused for light and power with overhead storage available to the roof pitch.

**Outside**  
To the front is a small garden with laid lawn and planted shrubbery, light fitting and a separate security light by the garage. Spacious tarmac driveway suitable for multiple vehicles to park off road.  
The rear boasts a West facing garden being mainly laid to lawn with an extended patio area and separate decked seating area. Gated access to the front and water supply.

**Fixtures & Fittings.**  
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
175.88 m<sup>2</sup>  
1893.14 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

