



- Immaculate 4 Bedroom Detached House
- Lounge, Dining Room & Study
- Kitchen Diner & Utility
- Master Bedroom With Dressing Room
- 2 En-Suite Bathrooms
- Enclosed Private Garden
- Double Garage With Power
- Call Today To View

Livia Avenue, North Hykeham, LN6 9ZF  
£485,000



Starkey&Brown is delighted to offer for sale this 4 bedroom immaculately well-presented detached family home on Livia Avenue in North Hykeham.

Accommodation briefly comprises of 3 reception rooms with an additional modern kitchen diner, a utility room and a downstairs WC. Rising to the first floor there are 4 double bedrooms and a family bathroom. Two of the bedrooms benefit from en-suite shower rooms. The master bedroom has a dressing room with fitted wardrobes.

Externally the property has a large private rear garden is mostly laid to lawn with a patio area. To the front of the property there is an double garage with electric door and a tarmac driveway with parking for 2 vehicles.

Livia Avenue is situated on the Manor Development which has become highly popular with families due to it's excellent amenities such as supermarkets, nationwide retailers, there is a well regraded Ofsted primary school on site, Hykeham railway station being a short drive away and a regular bus service to and from Lincoln city centre.

To arrange a viewing contact Starkey&Brown today. Council tax band: E. Freehold.



## uPVC door into:

### Entrance Hall

Double-glazed window looking out to the front of the property. Amitco flooring, an understairs storage cupboard, and stairs rising to the first floor. Access to WC, dining room, kitchen diner and study.

### Dining Room

11' 6" x 9' 7" (3.50m x 2.92m)

Double-glazed bay window to the front aspect, Amitco flooring, and a radiator.

### Utility Room

Having base units with work-surface, space, and plumbing for a washing machine and a tumble dryer, Amitco flooring, a door leading to the rear garden, and a boiler.

### Kitchen Diner

21' 4" x 14' 10" (6.50m x 4.52m)

Having an open-plan kitchen-diner. Double-glazed window to the rear aspect and patio door leading onto the rear garden. A range of wall and base units, a 6-gas hob burner with extractor hood, a built-in electric double oven, an integral fridge freezer, and a dishwasher. Amitco flooring, a ceramic sink with a mixer tap, radiators, and fitted blinds.

### Lounge

16' 9" x 11' 11" (5.10m x 3.63m)

Having double-glazed window to the side of the property, French doors to the rear of the property, and 2 double-glazed windows to either side of the doors. Amitco flooring, 2 light pendants, and a radiator.

### Study

11' 11" x 7' 2" (3.63m x 2.18m)

Having Amitco flooring, double-glazed window to the front aspect, a fitted study area with drawers and cabinets, a radiator, and fitted blinds.

### WC

Double-glazed window to the front aspect, Amitco flooring, tiled walls, a wash hand basin, a low-level WC, and a radiator.

### First Floor Landing

Access to bedrooms and bathroom. Airing cupboard housing the hot water cylinder.

### Master Bedroom

16' 10" x 11' 8" (5.13m x 3.55m)

Having double-glazed windows to the side and front aspects, a built-in dresser area with fitted wardrobes, a window to the rear aspect, carpeted, and a radiator. Access to:

### En-Suite

Having a uPVC double-glazed frosted window to the rear aspect, and Amitco flooring. Four-piece en-suite including a panelled bath, a low-level WC, a wash hand basin, and a shower, fully tiled.

### Bedroom 2

11' 5" x 10' 5" (3.48m x 3.17m)

Having 2 double-glazed windows to the rear aspect, a radiator, and carpeted. Access to:

### En-Suite

Having a low-level WC, a ceramic sink with storage, tiled splashbacks, and a corner shower cubicle.

### Bedroom 3

11' 10" x 11' 0" (3.60m x 3.35m)

Having a double-glazed window to the front aspect, carpeted, and a radiator.

### Bedroom 4

10' 10" x 9' 10" (3.30m x 2.99m)

Having a uPVC double-glazed window to the front aspect, and a radiator.

### Family Bathroom

Having a double-glazed window to the rear aspect. Four-piece suite with panelled bath, tiled walls, built-in shower, hand wash basin unit, and a low-level WC.

### Double Garage

18' 10" x 16' 0" (5.74m x 4.87m)

Having power and electricity with an electric door.

### Outside Rear

Landscaped by the previous owners 5 years ago. Mostly laid to lawn with a patio area. Access to bin storage.

### Outside Front

With a tarmac driveway with parking for 2 vehicles. Access to the front door entry.



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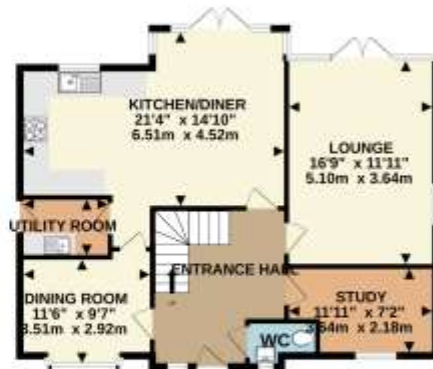


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GROUND FLOOR  
1128 sq.ft. (104.8 sq.m.) approx.



1ST FLOOR  
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA: 1986 sq.ft. (184.5 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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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](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



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