



- Four Bedrooms Family Home
- Open Plan Kitchen/Dining
- Driveway & Single Garage
- Close To Local Amenities

- Well-Presented Throughout
- WC, En-Suite & Family Bathroom
- Private Enclosed Rear Garden
- Popular Residential Area

Vespasian Way, North Hykeham, LN6 9ZB
£260,000





Starkey&Brown are delighted to offer for sale this exceptionally versatile four bedroom semi-detached townhouse, ideally positioned on the highly sought-after Manor Farm development on Vespasian Way in North Hykeham. Beautifully presented throughout, this spacious home offers flexible accommodation over three floors, making it an ideal purchase for growing families, professionals working from home or buyers seeking adaptable living space. The living space briefly comprises a welcoming entrance hall leading into a superb open plan kitchen / living / dining area, creating the true heart of the home. The contemporary fitted kitchen offers ample storage and worktop space, while the living and dining areas benefit from French doors opening onto the rear garden, seamlessly blending indoor and outdoor living. A versatile ground floor study, which could equally be utilised as a fourth bedroom, snug or playroom, together with a convenient ground floor WC, completes the downstairs. To the first floor, the master bedroom benefits from its own en-suite shower room, while a further spacious reception room is currently utilised as the main living room but could easily be adapted as an additional bedroom if required, highlighting the flexibility this fantastic home has to offer. The second floor provides two further generous bedrooms, served by a modern three piece suite family bathroom. Further benefits include gas central heating and full uPVC double glazing throughout. Externally, to the front there is a driveway providing off-street parking, alongside access to the single garage. To the rear, the property enjoys a private enclosed garden, offering an ideal outdoor space for relaxing, entertaining and family enjoyment. Vespasian Way enjoys a prime position on the ever-popular Manor Farm development in North Hykeham, a modern and family-friendly community offering an excellent range of local amenities including highly regarded schools, supermarkets, doctors' surgeries, leisure facilities and regular bus services into Lincoln city centre. The development also provides excellent access to the A46 bypass and surrounding road networks, making it an ideal location for commuters while retaining the convenience of everyday amenities close by. Council tax band: Freehold.



uPVC composite door leading to:

Entrance Hall

Having a radiator, a storage cupboard housing the boiler and the fuse board, and vinyl flooring.

Living/Dining Area

23' 10" x 13' 2" (7.26m x 4.01m)

Having uPVC French doors leading to the rear with adjacent double-glazed windows to the rear, vinyl flooring, and a radiator.

Kitchen Area

10' 9" x 6' 4" (3.27m x 1.93m)

Having a range of matching wall and base units with countertops, an electric oven with 4-ring gas hob and overhead extractor fan, a stainless steel sink with mixer tap, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer, understairs storage cupboard and vinyl flooring.

Study/Bedroom 4

9' 3" x 6' 4" (2.82m x 1.93m)

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

WC

Low-level WC, a wash hand basin, a radiator, and vinyl flooring.

First Floor Landing

Carpeted, a radiator, and a staircase to the second floor.

Bedroom 1

13' 2" x 10' 2" (4.01m x 3.10m)

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

En-Suite

Three-piece suite comprising a double shower cubicle, a wash hand basin, a low-level WC, shaver socket, a frosted double-glazed window to the side aspect, vinyl flooring and a radiator.

Lounge

16' 3" x 13' 2" (4.95m x 4.01m)

Two uPVC double-glazed windows to the front aspect, carpeted, a radiator and built-in oak shelving.

Second Floor Landing

Carpeted. Access leading to:

Bedroom 2

13' 2" x 10' 2" (4.01m x 3.10m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator and storage cupboard housing the hot water tank.

Bedroom 3

13' 2" x 9' 6" (4.01m x 2.89m)

Two uPVC double-glazed windows to the front aspect, carpeted, a storage cupboard and a radiator.

Bathroom

Three-piece suite comprising low-level WC, wash hand basin, panelled bath, vinyl flooring and a frosted window to the side aspect.

Outside Front

Tarmac drive extending to the side, small gravelled front with mature plants. Path leading to the front door. Access to garage.

Garage

Having up and over door, power and electrics. Personnel door leading to the rear.

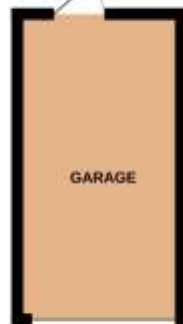
Outside Rear

South-facing garden mostly laid to lawn with a patio seating area, mature shrubs and borders, fully fenced surround and a decking area. Side access leading to the drive and the personnel door.





GROUND FLOOR
596 sq ft (55.4 sq.m.) approx.



1ST FLOOR
440 sq ft (40.9 sq.m.) approx.



2ND FLOOR
251 sq ft (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (128.9 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.

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