



- Detached Family Home
- Five Bedrooms, Three Bathrooms
- Large Open Plan Living
- Lounge, Utility Room & Downstairs WC
- Enclosed Rear Garden
- Double Garage & Driveway Parking
- Excellent Local Schools & Amenities
- No Onward Chain

Richmond Drive, North Hykeham, LN6 8QY  
£450,000

Offered for sale with no onward chain is this large detached family home boasting 5 spacious bedrooms and three bathrooms. Making an ideal family home the property has undergone a programme of modern refurbishments 8 years ago, a large percent of the ground floor was opened up to create a more modern layout made for sociable family living. There is a separate lounge measuring 22'5" x 11'7" with French doors leading to the rear garden, the main open plan living space features a 5-panelled bi-folding door, open staircase rising to the first floor and kitchen area which also gives access to a utility room and a downstairs WC.

Rising to the first floor is a superb landing measuring 12'7" x 10'10" and makes a first floor statement giving access to the 5 bedrooms. The master bedroom features built-in wardrobes and access to a refurbished en-suite shower room, further 3 double bedrooms with bedrooms 2 and 3 sharing a Jack&Jill en-suite, bedrooms 3, 4 and 5 with views of the lake, bedroom 5 measuring 7'3" x 9'7" currently has a study/work from home arrangement. Completing the first floor there is access to the loft and a 3-piece family bathroom suite.

Externally the home offers a lawned rear garden with a composite decking area great space for entertaining and relaxing with guests, whilst also having space for kids to enjoy the garden in the summer months. Outside the front has driveway parking for 2 vehicles with EV car charging point, access to a double garage, storm porch entrance and easy vehicular in-and-out access.

Richmond Drive is built by builders Taylor Wimpey approximately 20 years and the home is in fine condition with gas central heating and uPVC double glazing throughout. Due to the location the property is situated close to local schooling at primary level there is the Ling Moor primary school rated 'outstanding' by Ofsted, further primary schools nearby are Fosse Way and secondary schools there is Robert Pattinson, North Kesteven and LSST Priory. Additional amenities include supermarkets, national retailers and North Hykeham railway station. For further details and viewing requests.

Please contact Starkey&Brown. Council tax band: E. Freehold.



## Composite front door to front aspect

Open staircase rising to the first floor with an understairs storage cupboard, wood effect flooring, and a vast open plan living space.

## Open Plan Living Space

17' 9" x 31' 4" max (5.41m x 9.54m)

Wood-effect flooring, 5-panel bi-folding doors, power points, 2 radiators, a uPVC double-glazed window to the side aspect, media points, and a TV point, space for a sofa, and a 6-chair dining table.

## Kitchen Area

A range of base and eye-level units with counter worktops, tiled flooring, appliances such as an oven, a 4-ring gas hob with an extractor fan over, one and a one-and-a-half sink and drainer unit, a uPVC double-glazed window to the side aspect. Access to:

## Utility Room

7' 0" x 5' 5" (2.13m x 1.65m)

A range of base and eye-level units with counter worktops, space and plumbing for a washing machine, tiled flooring, sink and drainer unit, a uPVC double-glazed window to the side aspect, an internal door into the garage, and access downstairs WC.

## Downstairs WC

2' 11" x 5' 5" (0.89m x 1.65m)

Having a low-level WC, a pedestal wash hand basin unit, a uPVC double-glazed window to the side aspect, a radiator and an extractor.

## Lounge

22' 5" x 11' 7" (6.83m x 3.53m)

Having a uPVC double-glazed window to the front aspect, a French door to the rear aspect leading onto the rear garden, a radiator, and an electric fire (however, there is the original gas fed for a gas fireplace).

## First Floor Landing

12' 7" x 10' 10" (3.83m x 3.30m)

Loft access and a radiator. Access to bedrooms and the family bathroom.

## Master Bedroom

10' 5" x 14' 8" max to back of wardrobe (3.17m x 4.47m)

Having a built-in wardrobe, a radiator, and wood-effect flooring. Access to:

## En-Suite Shower Room

4' 11" x 6' 8" (1.50m x 2.03m)

A uPVC double-glazed obscured window to the side aspect, a low-level WC, a pedestal hand wash basin unit with LED illuminating mirror, a chrome heated hand towel rail, and an extractor unit.

## Bedroom 2

11' 10" x 12' 9" max 7'7" min (3.60m x 3.88m)

Having a uPVC double-glazed window to the rear aspect with views over to the lake, and a radiator. Access to:

## Jack&Jill En-Suite

4' 11" x 8' 9" max to back of shower (1.50m x 2.66m)

Having a low-level WC, pedestal hand wash basin unit, a uPVC double-glazed obscured window to the side aspect, an extractor unit, a radiator, and a shower cubicle.

## Bedroom 3

11' 10" x 9' 4" (3.60m x 2.84m)

Having a uPVC double-glazed window to the front aspect and a radiator. Access to Jack&Jill en-suite.

## Bedroom 4

9' 7" x 10' 1" (2.92m x 3.07m)

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

## Bedroom 5

7' 3" x 9' 7" (2.21m x 2.92m)

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

## Bathroom

7' 2" x 6' 8" (2.18m x 2.03m)

A corner bath, a low-level WC, a pedestal hand wash basin unit, part metro tiled surround, a uPVC double-glazed obscured window to the side aspect, an extractor, tiled flooring, and a chrome heated hand towel rail.

## Outside Rear

An enclosed garden with fenced perimeters, mostly laid to lawn with a timber decking seating area. A paved pathway leading to the side entrance, and an external water source.

## Outside Front

A lawned garden, driveway parking, pathway to the front door entrance with a storm porch, and an EV car charging point.

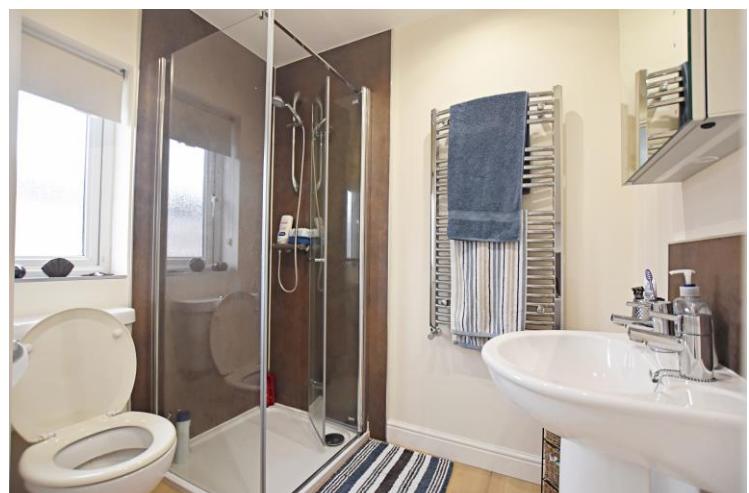
## Double Garage

16' 7" x 16' 9" (5.05m x 5.10m)

Having 2 up and over doors, a consumer unit, and a gas central heating boiler. Power and lighting.









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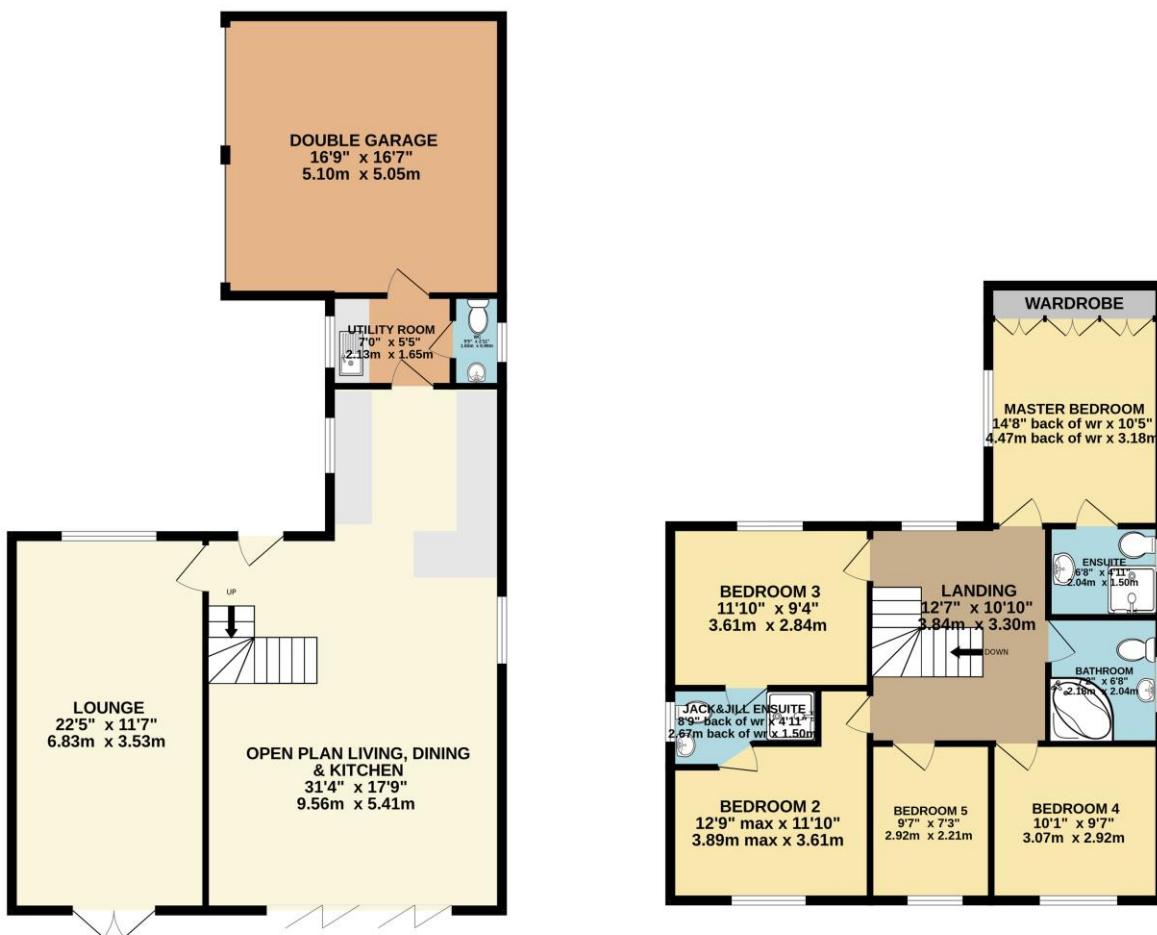
YOUR LOCAL PROPERTY PEOPLE





GROUND FLOOR  
1082 sq.ft. (100.5 sq.m.) approx.

1ST FLOOR  
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 1887 sq.ft. (175.3 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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