



19 Beechcroft
South Hykeham, Lincoln

BROWN & CO



19 Beechcroft Close, South Hykeham, Lincoln, LN6 9NB

A fantastic opportunity to acquire an excellently presented, spacious detached family home situated at the end of a quiet close within the highly sought after village of South Hykeham.

The property comprises briefly of an entrance porch, hallway, lounge, dining room, garden room, kitchen / diner, utility and WC to the ground floor, along with a master bedroom with dressing area & en-suite, four further bedrooms, jack & jill WC serving bedrooms 2 & 3 and a family bathroom to the first floor.

Outside to the front is a driveway which leads to an integral double garage, whilst to the rear is a good-sized enclosed lawned garden with patio area .



ACCOMMODATION

Ground Floor

Entrance Porch

Front entrance door, door opening into:

Entrance Hall

Stairs rising to first floor, under stairs storage, radiator.

WC

WC, wash basin, radiator.

Lounge

Double glazed bay window to front, double doors opening into dining room, gas fire with surround, hearth and mantle over, two radiators.

Dining Room

Double doors opening into both lounge and garden room, ceiling fan, radiator.

Garden Room

Bi-folding and French doors opening to rear garden, double glazed windows to side

Kitchen Diner

Double glazed windows to rear, one and a half drainer sink, preparation worktops, matching base and eye level storage units, space for range cooker with extractor hood over, space for fridge freezer, radiator.

Utility

Entrance door leading to rear garden, door accessing garage, sink, worktops, storage units, space for appliances.

First Floor

Landing

Radiator, loft access, airing cupboard.

Bedroom One

With dressing area, double glazed windows to front and side, built in wardrobes, two radiators.

En Suite

Double glazed window to front, WC, vanity wash basin, shower cubicle, heated towel rail.

Bedroom Two

Double glazed window to front, radiator.

Jack & Jill WC

WC and wash basin.

Bedroom Three

Double glazed window to rear, built in wardrobes, radiator.

Bedroom Four

Double glazed window to rear, radiator.

Bedroom Five

Double glazed window to rear, radiator.

Family Bathroom

Double glazed window to side, WC, wash basin with vanity unit below, bath with wall mounted shower unit and glazed shower screen, tiled walls and flooring, heated towel rail.

Outside

To the front of the property is a driveway which leads to an integral double garage. To the rear is a good-sized, private and enclosed lawned garden with patio areas.



TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX - Band E

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 1000 Mbps

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble
01522 504304
lincolnresidential@brown-co.com

Energy performance certificate (EPC)

19 Beechcroft Close South Hykeham LINCOLN LN6 9NB	Energy rating D	Valid until: 25 March 2035 Certificate number: 1035-4327-3400-8536-8222
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Property type	Detached house
Total floor area	170 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

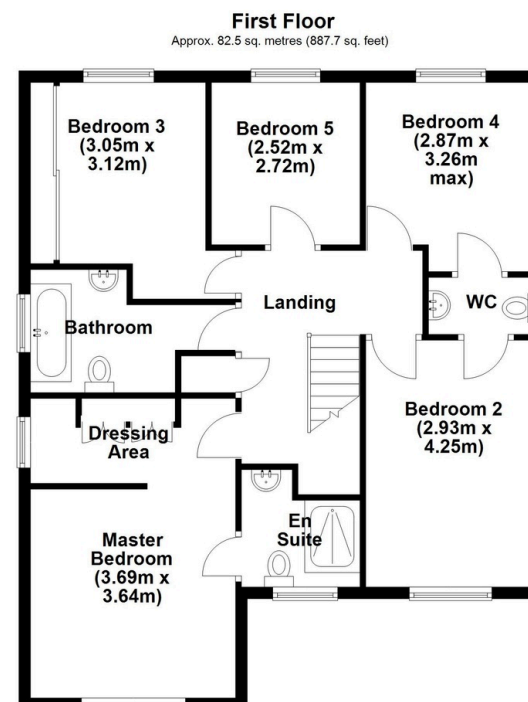
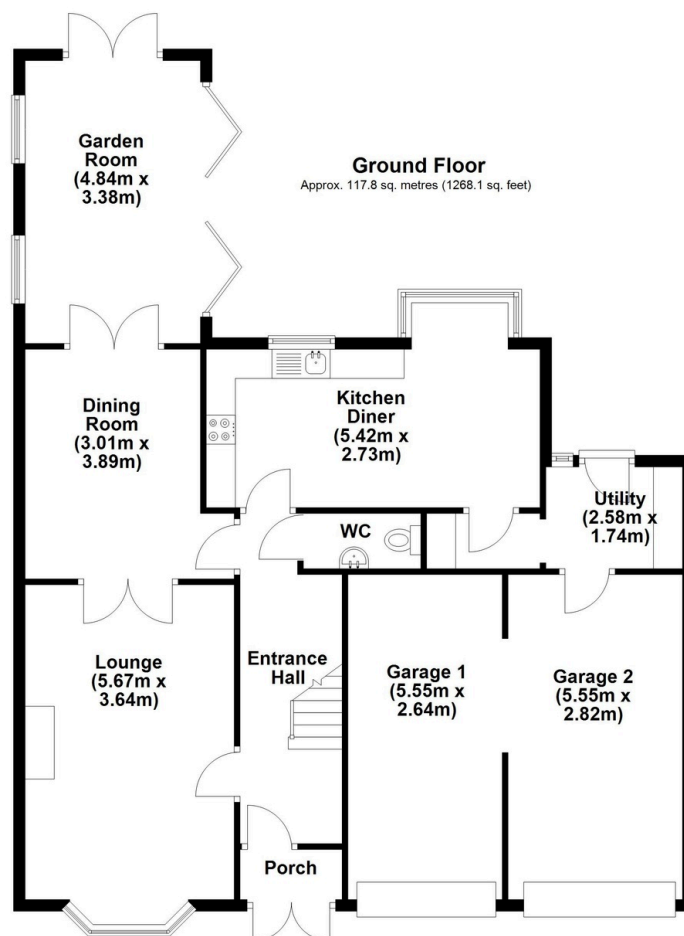
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	87 D	79 C
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60





Total area: approx. 200.3 sq. metres (2155.9 sq. feet)

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated