



- NO ONWARD CHAIN
- Freehold Coach House
- One Bedroom (17'8" x 12'0" max)
- Approx 64 Sqm Of Living Space
- Three Piece Bathroom
- Lounge, Dining Room & Kitchen
- Garage & Parking
- Close To Excellent Schools & Amenities

Tiber Road, North Hykeham, LN6 9TY  
£139,995





**NO ONWARD CHAIN!** This freehold Coach House Apartment is located in the Manor Farm development in North Hykeham. Close to excellent schooling and amenities, the home is perfect for a variety of buyers. Internally, the home comes with living accommodation on the first floor accessed from the stairs on the ground floor entrance hall. The floorplan provides ample living space measuring approximately 64 square meters. There is one bedroom measuring 17'8" x 12'0" maximum, this is supported by a separate lounge and dining room, which leads onto a kitchen with ample storage and a recently fitted oven and hob. Completing the property is a 3-piece family bathroom, allocated parking, and a single garage. The home also comes with a ground rent of £40 pa and a management company charge of £450. For further details, please contact Starkey&Brown. Council tax band: A. Freehold.



### Entrance Hallway

Front door entrance to the front aspect and stairs rising to the first floor.

### Landing

Access to the bedroom, bathroom, and the lounge.

### Lounge

17' 8" max x 12' 0" max (5.38m x 3.65m)

An electric radiator and a uPVC double-glazed window to the front and rear aspects.

### Bathroom

8' 9" x 6' 7" (2.66m x 2.01m)

Three-piece suite comprising panelled bath with electric shower over, a low-level WC, pedestal hand wash basin unit, a uPVC double-glazed window to the rear aspect, and an extractor unit.

### Lounge

10' 8" x 13' 4" (3.25m x 4.06m)

A uPVC double-glazed window to the front aspect, an electric heater, TV, and power points. Archway leading into:

### Dining Room

9' 1" x 8' 5" (2.77m x 2.56m)

Having a uPVC double-glazed window to the front aspect, an electric heater, and access to the kitchen.

### Kitchen

8' 11" x 9' 1" (2.72m x 2.77m)

Having a range of base and eye level units, space and plumbing for kitchen appliances, a newly fitted oven with hob and extractor hood over.

### Outside

Allocated parking space and access to a single garage.

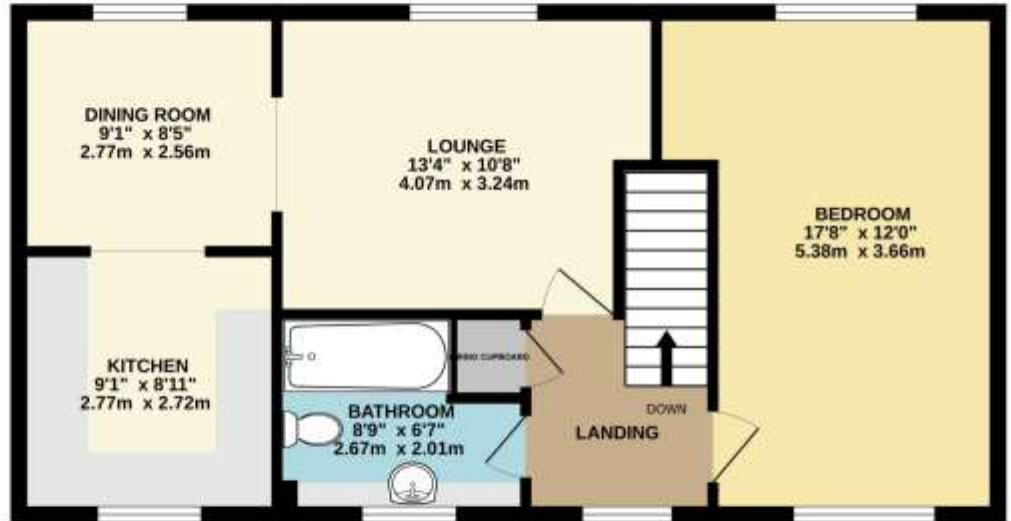
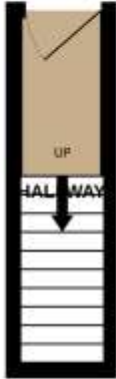
### Agents Note

The property comes with ground rent and management charges. The ground rent is £40 per annum. Management charges for the year are approximately £450.



SECOND FLOOR  
42 sq.ft. (3.9 sq.m.) approx.

FIRST FLOOR  
287 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 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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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)



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