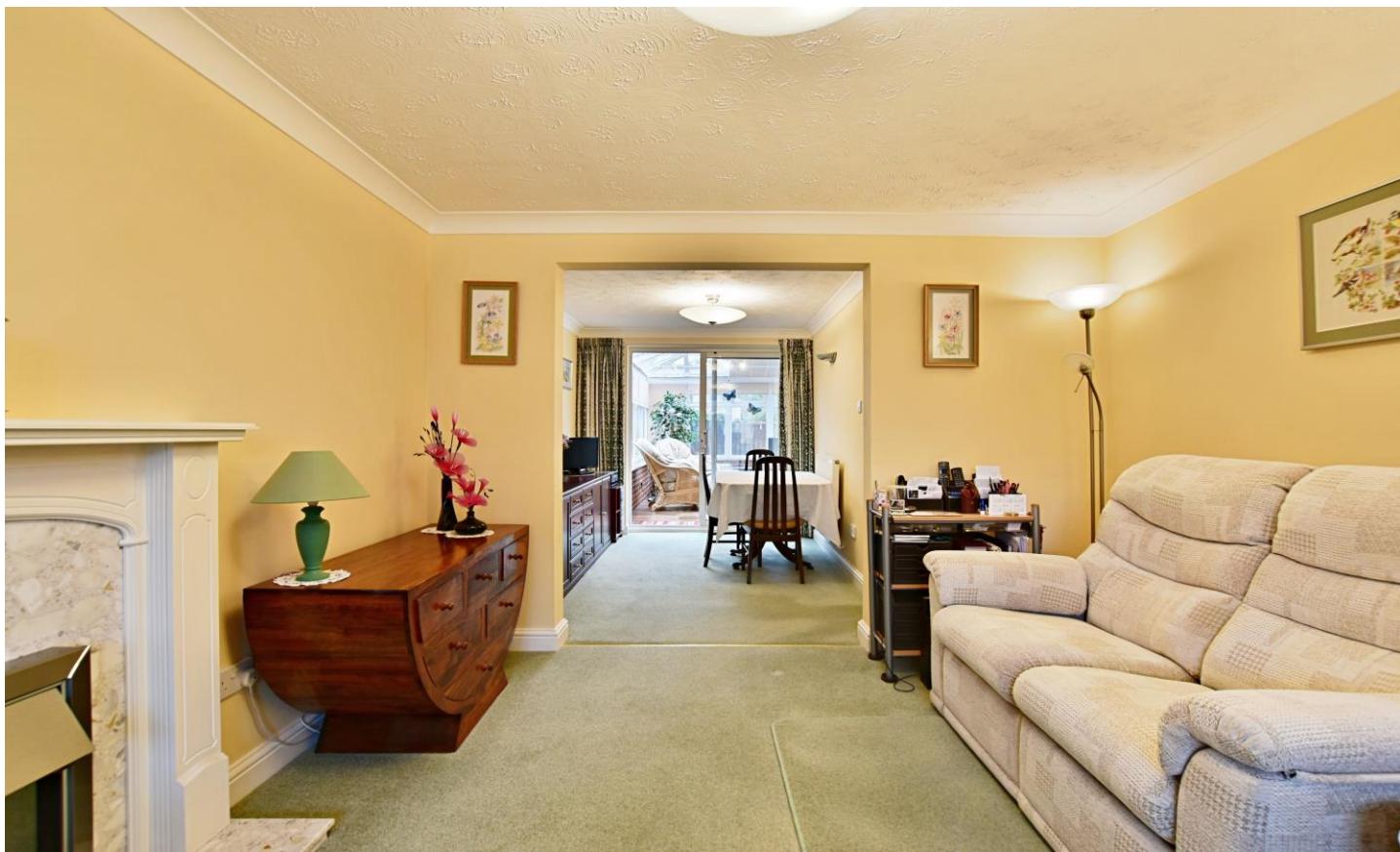




- Detached House
- 3 Generous Bedrooms
- 2 Reception Rooms
- Conservatory With Glass Roof
- Kitchen, Utility Room & Downstairs WC
- Landscaped Garden
- Driveway & Garage
- No Onward Chain

Heron Walk, North Hykeham, LN6 9TR
£265,000



Offered for sale with no onward chain is this detached family home boasting three generous bedrooms. Accommodation is spread over two floors and is immaculately maintained throughout. The ground floor comprises a welcoming entrance hall, a bay fronted lounge, a separate dining room and a modern conservatory built in 2008 with an updated glass roof in 2017. There is also a kitchen which leads onto a utility room and a downstairs WC. Rising to the first floor there are three bedrooms, all double and benefit from the use of a three-piece family bathroom suite. The master bedroom comes with built-in wardrobe and it's own private en-suite shower room, whilst bedroom two and three also benefit from built-in wardrobes. There is a low-maintenance and landscaped garden to the rear with a paved arrangement with external water and power source. To the front of the property there is driveway parking for two vehicles and access to a single garage with electric roller shutter door added in 2020. Further benefits of the property includes uPVC double-glazing throughout and gas central heating, newly fitted boiler fitted 18 months ago. Heron Walk is situated in the popular North Hykeham area with a wealth of amenities such as schooling at primary and secondary level, retailers and nationwide supermarkets, quick access to the A46 and a regular bus service to and from the Cathedral city of Lincoln and Hykeham railway station with connections to Newark, Nottingham and London. For further details and viewing requests please contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hall

Having a uPVC front door to the front aspect, a radiator, a coved ceiling, stairs rising to the first floor and access to:

Lounge

12' 9" plus bay x 10' 6" (3.88m x 3.20m)

Having a coved ceiling, a feature electric fireplace, and a uPVC double-glazed bay window to the front aspect. Archway leading to:

Dining Room

7' 8" x 10' 4" (2.34m x 3.15m)

Having a radiator, a coved ceiling, and uPVC double-glazed sliding doors leading into:

Conservatory

13' 11" x 8' 6" (4.24m x 2.59m)

Being of brick base with uPVC surround and accompanying blinds, TV and power points, electric heater, tiled flooring, French doors leading onto the rear garden. Constructed in 2008 and having an upgraded glass roof in 2017.

Kitchen

10' 4" x 9' 0" (3.15m x 2.74m)

Having a range of eye and base level units with counter worktops, space and plumbing for appliances, a washing machine, a stainless steel sink and drainer unit, integrated dishwasher and fridge freezer, a uPVC double-glazed window to the rear aspect, a radiator, and an understairs storage cupboard.

Utility Room

5' 2" x 7' 4" (1.57m x 2.23m)

Having base level units with counter worktops, a uPVC double-glazed window to the rear aspect and external door to the side aspect, a washing machine and a tumble dryer (to remain, purchased and upgraded in 2025).

Downstairs WC

2' 8" x 5' 2" (0.81m x 1.57m)

Low-level WC, hand wash basin unit, a radiator, and a uPVC double-glazed obscured window to the side aspect and a tiled surround.

First Floor Landing

Having a radiator, a coved ceiling, an airing cupboard housing the hot water cylinder, and an additional storage cupboard.

Bedroom 1

11' 10" to wardrobe x 10' 10" (3.60m x 3.30m)

Having a built-in wardrobe, a radiator, and a coved ceiling. Access to:

En-Suite Shower Room

5' 4" x 4' 5" min (1.62m x 1.35m)

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

Bedroom 2

9' 5" x 10' 8" to back of wardrobe (2.87m x 3.25m)

Having a built-in wardrobe, a radiator, a coved ceiling, and a uPVC double-glazed window to the front aspect and a storage cupboard with shelving and loft access - half boarded, with light, power, and ladder.

Bedroom 3

13' 1" max x 11' 5" max (3.98m x 3.48m)

Having uPVC double-glazed window to the front aspect, a coved ceiling, a radiator, a built-in wardrobe, and built-in office furniture (to remain).

Bathroom

5' 6" x 7' 3" (1.68m x 2.21m)

Three-piece suite comprising bath tub with a handheld showerhead and tiled surround, a pedestal hand wash basin unit, a low-level WC, a uPVC double-glazed window to the rear aspect, a coved ceiling, an extractor unit, and a radiator.

Outside Rear

Low-maintenance landscaped garden, paved and patio arrangement, numerous flowerbeds, a timber-built garden shed, external power, and a water source. Gated side access to the front of the property.

Outside Front

Split tarmac and a block-paved driveway with parking for two vehicles. Presentable lawned garden with flowerbed arrangement. Access to a single garage.

Single Garage

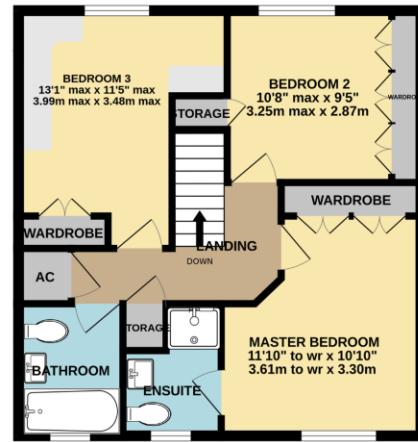
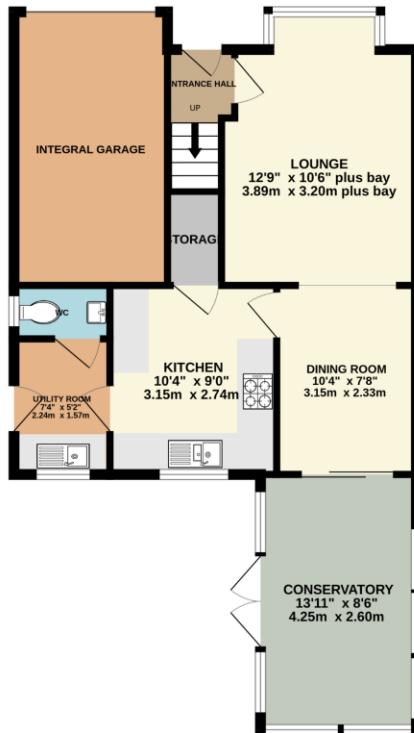
Fitted electric roller door (2020), a wall-mounted consumer unit, an updated gas boiler (2024), power and lighting.





GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq ft. (108.8 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 equipment 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 vendor'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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