



**Briar Close, South Hykeham Lincoln LN6 9UE**

**welcome to**

## **Briar Close, South Hykeham Lincoln**

This well presented family home is situated within the sought after and well serviced South Hykeham area. Boasting modern accommodation throughout, well-proportioned bedrooms, enclosed rear garden, driveway parking and attached garage!

### **Entrance Hall Lounge**

With double glazed window to the front.

### **Kitchen / Diner**

With double glazed window to the rear, a modern fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, space for washing machine, space for fridge freezer, integral stainless steel oven, hob, "stable style" door opening to rear garden, wall mounted gas central heating boiler, tiling, radiator and laminate flooring.

### **First Floor Landing**

With built in airing cupboard housing hot water cylinder and loft access point.

### **Bedroom One**

With double glazed window to the front, sliding mirror front wardrobe and radiator.

### **Bedroom Two**

With double glazed window to the front, radiator and coving to the ceiling.

### **Bedroom Three**

With double glazed window to the rear, laminate flooring, coving to the ceiling and radiator.

### **Bathroom**

With obscured double glazed window to the rear, wc, wash hand basin, P-shape bath with wall mounted shower and fitted screen, radiator, extractor fan and tiling.

### **Outside**

Property benefits from a block paved driveway to the front providing off road parking, access to the attached garage and access to the front door. To the

rear is a fence panel enclosed garden with areas of both decking and patio ideal for outdoor dining and entertaining, an area of lawn and a store shed.





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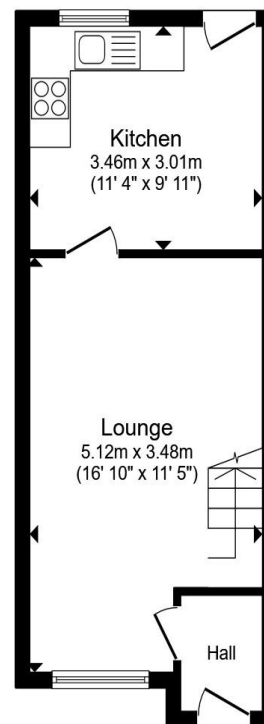
## Briar Close, South Hykeham Lincoln

- WELL PRESENTED SEMI-DETACHED HOME
- MODERN FITTED KITCHEN/DINER
- DRIVEWAY PARKING & GARAGE
- THREE WELL-PROPORTIONED BEDROOMS
- REAR GARDEN WITH PATIO & DECKING

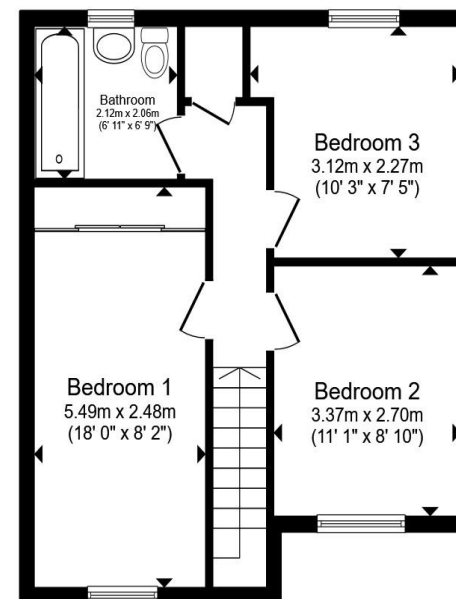
Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£209,950**



**Ground Floor**



**First Floor**

Total floor area 75.3 m<sup>2</sup> (811 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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