



**Main Street, North Kyme Lincoln LN4 4DF**

**welcome to**

**Main Street, North Kyme Lincoln**

Substantial detached home set on a generous plot with beautifully landscaped gardens. Offering over 2,300 sq ft of flexible living space across two floors, including multiple reception rooms, conservatory, driveway parking and an extensive private rear garden. NO CHAIN



**Conservatory**

Being entered via a door from the side, there is tiled flooring and radiator.

**Dining Hall**

Having a radiator and open dining area.

**Kitchen**

Fitted with a range of wall and base units with work surfacing over, sink, plumbing for washing machine and dishwasher, tiled flooring, radiator, window to the rear and door to the rear garden room.

**Lounge**

Featuring a fireplace with open fire, two radiators, laminate flooring, TV point, windows to the front and side and door to the:

**Garden Room**

Having windows, laminate flooring, boiler and base units.

**Side Lobby****Bedroom Four/Reception**

There are two radiators, wooden flooring and windows to the front and rear.

**Bathroom**

Fitted with a bath, wash hand basin, WC, bidet, radiator, vinyl flooring and window to the rear.

**First Floor Landing**

Having two cupboards and radiator.

**Bedroom One**

There is a radiator and window to the front.

**Bedroom Two**

Having a radiator and window to the front.

**Bedroom Three**

There is a radiator and window to the front.

**Shower Room**

Fitted with a shower cubicle, wash hand basin, WC, vinyl flooring, cupboard and window to the rear.

**Outside Front**

To the front of the property there is a large gravel driveway providing parking for numerous vehicles.

**Rear Garden**

The enclosed rear garden has a lawn, large patio and greenhouse.

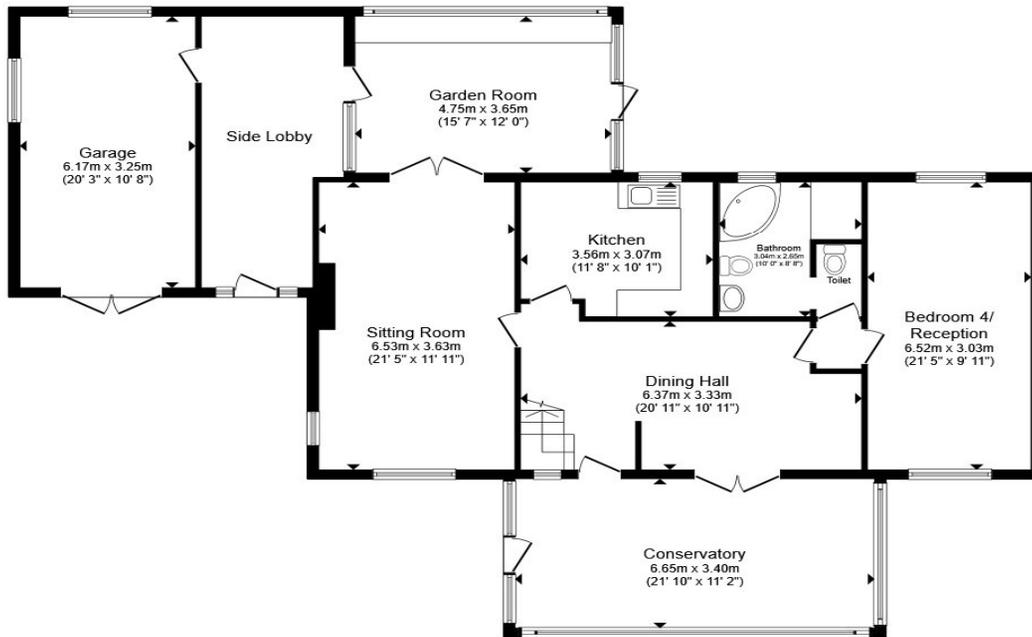
**Disclaimer**

All services/appliances have not and will not be tested.

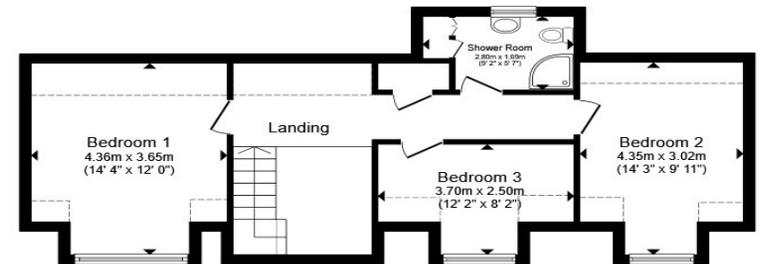


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**Ground Floor**



**First Floor**

Total floor area 220.3 m<sup>2</sup> (2,371 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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## **Main Street, North Kyme Lincoln**

- Over 2300 sq ft of versatile accommodation
- Large front and rear gardens with ample parking and garage
- Quiet village location
- Potential for multi-generational living
- **NO ONWARD CHAIN**

Tenure: Freehold EPC Rating: E  
Council Tax Band: E

# £289,950



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH113062 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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