



- Semi-Detached House
- Lounge
- Kitchen Diner
- 3 Bedrooms
- En-Suite & Bathroom
- Downstairs WC
- Log Cabin
- No Chain!

Dore Avenue, North Hykeham, LN6 8LL,  
Offers in the Region Of £283,000



Offered for sale with no onward chain. Starkey&Brown are pleased to offer for sale this 3 bedroom semi-detached family home located in the popular residential area of North Hykeham. Accommodation briefly comprises of a lounge opening in hallway, a downstairs WC, kitchen diner, 3 well appointed bedrooms, with master bedroom having a en-suite bathroom and a family bathroom. To the rear of the property there is a log cabin currently staged as a bar and gym, but would be perfect for a home office. To the front of the property there is driveway parking. North Hykeham is well regarded due to local amenities such as The Forum shopping centre, Asda supermarket, post office, schooling at primary and secondary levels, access to A46, Hykeham rail station and a regular bus service to and from the Cathedral city of Lincoln. To arrange a viewing contact Starkey&Brown. Council tax band: B. Freehold.



## Lounge

Having uPVC double glazed window to front aspect, hardwood flooring and radiator. Opening into:

## Kitchen Diner

19' 9" x 8' 2" (6.02m x 2.49m)

Having 2 uPVC double glazed windows to rear aspect, door to rear aspect leading to rear garden. Brand new kitchen to include integral appliances such as oven with extractor hood, induction hob, fridge freezer, washing machine, Bosch dishwasher, sink into worktop, base and eye level units, radiator, tiled wall to back of oven and hardwood flooring. Door to:

## Downstairs WC

5' 3" x 3' 2" (1.60m x 0.96m)

Having low level WC and wash hand basin and hardwood flooring.

## First Floor Landing

### Bedroom 1

11' 2" x 11' 0" (3.40m x 3.35m)

Having uPVC double glazed window to front aspect and radiator. Door leading into:

### En-Suite

6' 6" x 3' 9" (1.98m x 1.14m)

Having low level WC, heated towel rail, wash hand basin unit, walk-in shower, shaver point, tiled walls and tiled flooring.

### Bedroom 2

11' 2" x 8' 2" (3.40m x 2.49m)

Having uPVC double glazed window to rear aspect and radiator.

### Bedroom 3

8' 6" x 7' 8" (2.59m x 2.34m)

Having uPVC double glazed window to front aspect, small storage cupboard and radiator.

## Family Bathroom

8' 6" x 4' 11" (2.59m x 1.50m)

Having tiled floors and walls, uPVC double glazed frosted window to rear aspect, low level WC, wash hand basin unit, panelled bath with shower head over and heated towel rail.

## Outside Rear

To the rear of the property there is a decking area with covered lean to and astro turf.

## Log Cabin

19' 2" x 9' 0" (5.84m x 2.74m)

Having 2 windows to side aspect. Current vendors is using as a bar and gym, fully insulated, light and power.

## Outside Front

To the front of the property there is a gravelled and concrete area for parking.





GROUND FLOOR  
552 sq.ft. (51.2 sq.m.) approx.

1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 931 sq.ft. (86.5 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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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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: lincoln@starkeyandbrown.co.uk



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