



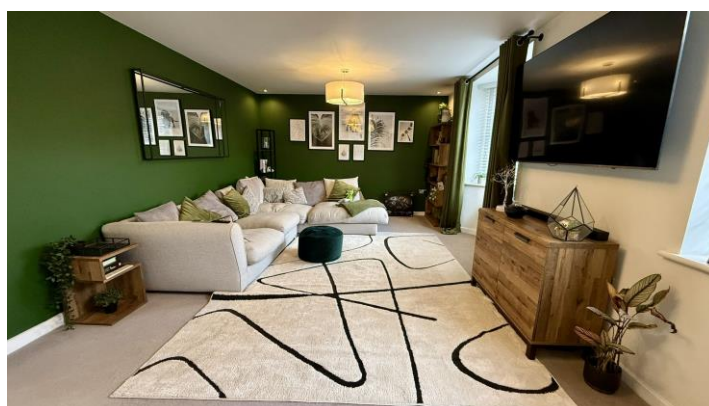
- Detached Family Home
- Enviable Position
- Established, Generous Plot
- Four Bedrooms, Master En-Suite
- Tastefully Presented Throughout
- Impressive Kitchen Diner
- Utility & WC
- Driveway & Garage

Tiber Road, North Hykeham, LN6 9TY
£370,000





SPACIOUS FAMILY HOME ON A GENEROUS PLOT! Starkey&Brown is delighted to present this spacious and beautifully maintained former show home, set on a substantial, established plot in the highly sought-after area of North Hykeham. The property is conveniently located within easy reach of a wide range of local amenities. The accommodation briefly comprises an entrance hallway, ground floor WC, a generous lounge featuring a bay window, and an impressive kitchen diner with a large walk-in bay window and French doors overlooking the garden. There is also a separate utility room. To the first floor, the landing leads to four well-proportioned bedrooms, including a master bedroom with ensuite shower room, as well as a modern family bathroom. Externally, the property benefits from a driveway leading to a garage and a large west facing rear garden, offering a high degree of privacy - perfect for outdoor enjoyment. Early viewing is highly recommended. Offered with NO CHAIN! Council tax band: D. Freehold.



Entrance Hallway

Part-glazed composite front entrance door, ceramic tiled floor, a cloak cupboard, and stairs rising to the first floor.

Ground Floor WC

6' 1" x 3' 0" (1.85m x 0.91m)

Having a low-level WC, a pedestal wash hand basin, a radiator, part-tiled walls, and an extractor.

Lounge

21' 0" x 11' 10" (6.40m x 3.60m)

Having double-aspect windows to include a walk-in bay window and 2 radiators.

Kitchen Diner

21' 0" x 11' 5" (6.40m x 3.48m)

Having a range of matching wall and base units with quartz work surfacing and matching upstands, a peninsula unit with a breakfast bar, a slimline larder unit, built-in fan assisted oven, a ceramic hob with a cooker hood over, an additional microwave oven, an integral dishwasher, an integral full height fridge freezer, large walk-in bay window with French doors overlooking the garden, ceramic tiled floor, 2 radiators and LED downlights.

Utility

Having plumbing for a washing machine and space for a tumble dryer, quartz work surfacing over, concealed Ideal Logic central heating boiler, ceramic tiled floor, a radiator, an extractor, understairs storage, and a part-glazed door leading to the driveway.

First Floor Landing

Having a radiator, an airing cupboard housing a hot water cylinder, and access to the loft.

Master Bedroom

11' 9" x 9' 3" min (3.58m x 2.82m)

Having double-aspect windows, fitted sliding door mirrored wardrobes, and a radiator.

En-Suite

Having a three-piece suite comprising a double-tiled shower cubicle with mains-fed rainfall shower, additional hand-held shower, and a sliding glass shower door, a pedestal wash hand basin, a low-level WC, ceramic tiled floor, a radiator, fully tiled walls, an electric shaver point, and an extractor.

Bedroom 2

12' 0" x 8' 7" (3.65m x 2.61m)

Having fitted sliding door mirrored wardrobes and a radiator.

Bedroom 3

12' 0" x 10' 3" max (3.65m x 3.12m)

Having a fitted wardrobe and a radiator.

Bedroom 4

8' 4" x 6' 9" (2.54m x 2.06m)

Having a radiator.

Family Bathroom

Having a three-piece suite comprising a panelled bath with a shower and glass shower screen over, a pedestal wash hand basin, a low-level WC, ceramic tiled floor, heated towel rail, fully tiled walls, LED downlights, and an extractor.

Outside Front

To the front of the property, there is an established garden area and driveway leading to the garage. A secure gate at the side leading to the rear garden.

Garage

Being of brick-built construction with an up-and-over door, power, and light.

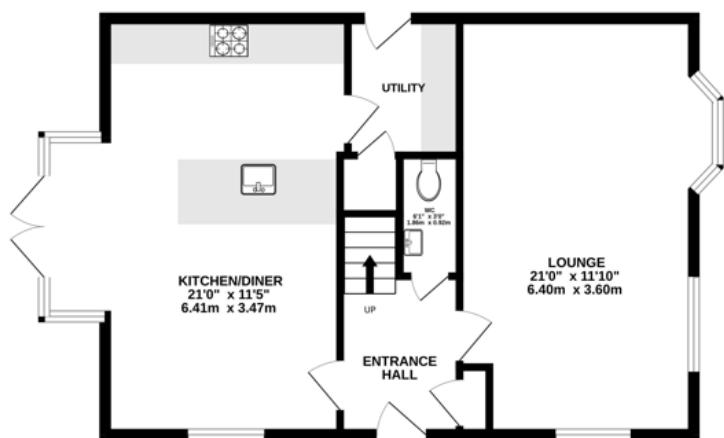
Outside Rear

To the rear of the property, there is a fully enclosed west-facing established garden offering an excellent degree of privacy, comprising lawn with several patio areas, a variety of plants, shrubs, and trees, outside lighting, a cold water tap, and a gate leading to the driveway.

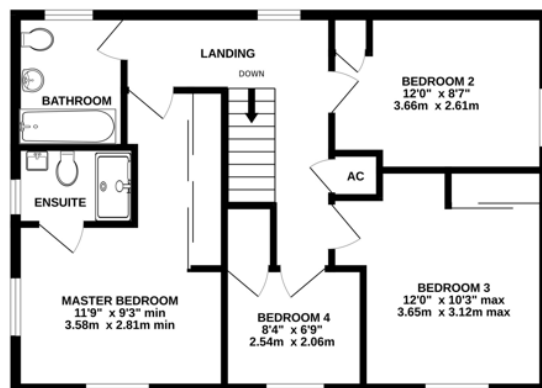




1ST FLOOR
626 sq.ft. (58.1 sq.m.) approx.



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



TOTAL FLOOR AREA: 1285 sq.ft. (119.4 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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