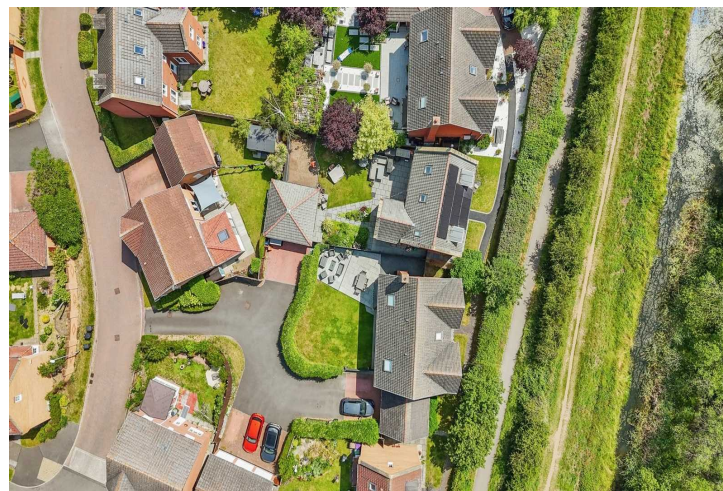




Londinium Way, North Hykeham,
Lincoln, Lincolnshire, LN6

Asking Price: £575,000

Tenure: Freehold



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Council Tax Band: F
EPC Rating: TBC
Local Authority: North Kesteven District Council, Sleaford

Other important information which you will need to know about this property can be found at your-move.co.uk

INCREDIBLE SIX DOUBLE BEDROOM FAMILY HOME SPREAD OVER THREE FLOORS Offering substantial floor space which extends to over 2700 sq. ft. is this immense property which sits on an enviable plot on the outskirts of the popular Manor Farm Development. A viewing is highly recommended! North Kesteven District Council-Band F.

Ground Floor

Hall
Composite front entrance door, two storage cupboards one of which is an understairs cupboard.

WC
Having low level WC, pedestal wash hand basin, extractor fan, radiator.

Living Room
16'6" x 13' (5.03m x 3.96m)
uPVC double doors to rear aspect with four double glazed windows, electric fire with feature surround, radiator.

Kitchen
15'9" x 13'4" (4.8m x 4.06m)
Being fitted with a range of eye level wall and base units with contrasting work surfaces fitted over, central island, electric oven with gas hob and stainless steel extractor hood fitted over, one and a half bowl stainless steel sink unit with drainer and mixer tap over, integrated fridge freezer & washing machine, double glazed window to rear aspect, radiator.

Utility Room
6'9" x 5'11" (2.06m x 1.8m)

Having fitted work surfaces, stainless steel sink unit with drainer and mixer tap over, wall mounted gas boiler, double glazed window to rear aspect, composite part glazed door to rear aspect, space and plumbing for washing machine, radiator.

Sitting Room
13' x 12'4" (3.96m x 3.76m)
Double glazed box bay window to front aspect, radiator.

Dining Room
13'5" x 9'2" (4.1m x 2.8m)
Double glazed box bay window to front aspect, radiator.

First Floor Landing
Airing cupboard, stairs rising to second floor, radiator.

Bedroom 1
13'5" x 13'3" (4.1m x 4.04m)
Double glazed window to rear aspect, fitted wardrobes, radiator.

Ensuite
7'7" x 6'2" (2.3m x 1.88m)
Recently upgraded comprising of walk in shower cubicle, low level WC, vanity wash hand basin, chrome heated towel rail, shaving point, extractor fan.

Bedroom 2
16'1" x 13' (4.9m x 3.96m)
Double glazed window to rear aspect, radiator.

Ensuite
6'5" x 6'4" (1.96m x 1.93m)
Recently upgraded comprising of walk in shower cubicle, low level WC, vanity wash hand basin, double glazed frosted window to rear aspect, chrome heated towel rail, extractor fan, shaving point.

Bedroom 3
13' x 12'6" (3.96m x 3.8m)

Two double glazed windows to front aspect, radiator.

Bedroom 6
13' x 12'9" (3.96m x 3.89m)
Two double glazed window to front aspect, fitted wardrobes, radiator.

Bathroom
6'10" x 5'6" (2.08m x 1.68m)
Recently upgraded comprising of panelled bath tub, low level WC, vanity wash hand basin, double glazed frosted window to front aspect, chrome heated towel rail, extractor fan, shaving point.

Second Floor Landing
Having radiator.

Bedroom 3
21'3" x 13'7" (6.48m x 4.14m)
Dual aspect with a double glazed window to front aspect, double glazed window to side

For full EPC please contact the branch.

aspect, Velux window to rear aspect, two radiators.

Bedroom 4
21'3" x 13'4" (6.48m x 4.06m)
Dual aspect with double glazed window to front aspect, Velux window to rear aspect, two radiators, loft access, eaves storage space.

Bathroom
6'4" x 5'7" (1.93m x 1.7m)
Comprising of panelled bath tub with shower system, low level WC, vanity wash hand basin, double glazed frosted window to front aspect, extractor fan, radiator.

Double Garage
Having two manual up and over doors, power and lighting.

Outside
There is a small lawn area to the front and a pathway which gives access for neighbouring properties. The rear garden is a very nice size and is pristine with it being laid to lawn with a large patio area which is perfect for entertaining. The garden is fully enclosed by fencing and hedge borders. The access to the double garage is to the rear of the property which is where the double driveway is located.

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