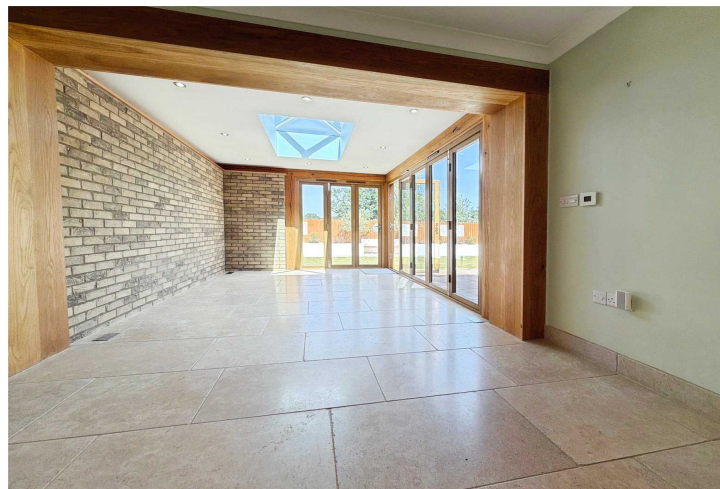
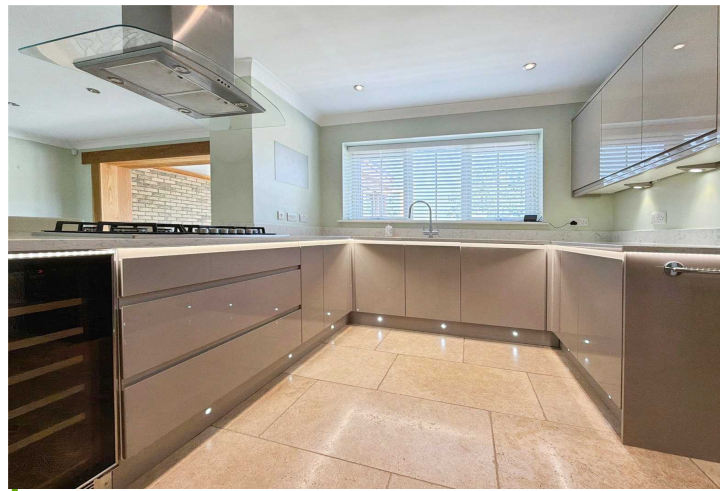




Acorn Drive, South Hykeham,
Lincoln, Lincolnshire, LN6

Offers Over: £500,000

Tenure: Freehold



your-move.co.uk

Acorn Drive, South Hykeham, Lincoln, Lincolnshire, LN6
Offers Over: £500,000 Tenure: Freehold

Council Tax Band: E
EPC Rating: B
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

A HOME DESIGNED FOR MODERN LIVING Constructed in 2018 and upgraded by the current vendors who have owned since new is this truly sensational Four DOUBLE bedroom Detached family home. Offering free flowing contemporary living combined with high-quality finishes this is truly a property not to be missed.

Hall
uPVC part glazed front door, double glazed window to front aspect, stairs rising to first floor, understairs cupboard, radiator, French flagstone flooring.

WC
Having low level WC, vanity wash hand basin, extractor fan, radiator, French flagstone flooring.

Lounge
17'1" x 12'8" (5.2m x 3.86m)
Double glazed bay window to front aspect with a seating area, radiator, oak flooring.

Kitchen
14'9" x 9'1" (4.5m x 2.77m)
High specification kitchen which has been upgraded by the owners. Fitted with a range of eye level wall and base units with contrasting Quartz work surfaces fitted over which incorporates a breakfast bar, eye level oven and grill as well as a 5 ring gas hob with stainless steel extractor hood fitted over, inset white ceramic sink unit with drainer and mixer tap over, integrated dishwasher, fridge freezer & wine cooler, double glazed window to rear aspect, French flagstone flooring. The kitchen flows into:

Living/Dining Area
14'9" x 12'5" (4.5m x 3.78m)
Having a radiator, French flagstone flooring, flowing seamlessly into:

Orangery
12'8" x 10'1" (3.86m x 3.07m)
Constructed of brick & solid oak. Having full width bi-folding doors, lantern vaulted ceiling, exposed brick, French flagstone flooring with underfloor heating.

Utility
10'2" x 5' (3.1m x 1.52m)
Having wall and base units with contrasting work surfaces fitted over, stainless steel sink unit with drainer and mixer tap over, uPVC frosted side door, double glazed window to rear aspect, personal door into the garage, radiator, French flagstone flooring.

Landing
Having loft access, airing cupboard housing hot water cylinder, radiator.

Bedroom 1
15'7" x 14' (4.75m x 4.27m)
Double glazed window to front aspect, fitted mirrored wardrobes, radiator.

Ensuite
6'8" x 4'2" (2.03m x 1.27m)
Comprising of walk in shower cubicle, low level WC, vanity wash hand basin, double glazed frosted window to side aspect, chrome heated towel rail, extractor fan.

Bedroom 2
12'9" x 11'1" (3.89m x 3.38m)
Double glazed window to rear aspect, fitted wardrobes, radiator.

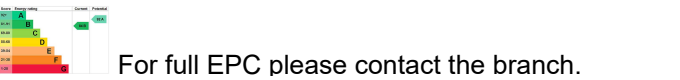
Bedroom 3
14'2" x 11'3" (4.32m x 3.43m)
Double glazed window to rear aspect, fitted wardrobes, radiator.

Bedroom 4
12'1" x 10'7" (3.68m x 3.23m)
Double glazed window to front aspect, radiator.

Bathroom
12'9" x 9'1" (3.89m x 2.77m)
Four piece suite comprising of shower cubicle, panelled bath tub, low level WC, vanity wash hand basin, double glazed frosted window to rear aspect, chrome heated towel rail, extractor fan.

Garage
17'7" x 10'2" (5.36m x 3.1m)
Having up and over manual door, power and lighting, wall mounted gas boiler.

Outside
There is a block paved driveway to the front with a lawn area. The rear garden is a beautiful space to entertain and is mainly laid to lawn with a wrap around patio area. There



are raised beds and fitted benches. The rear garden is fully enclosed by fencing.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

