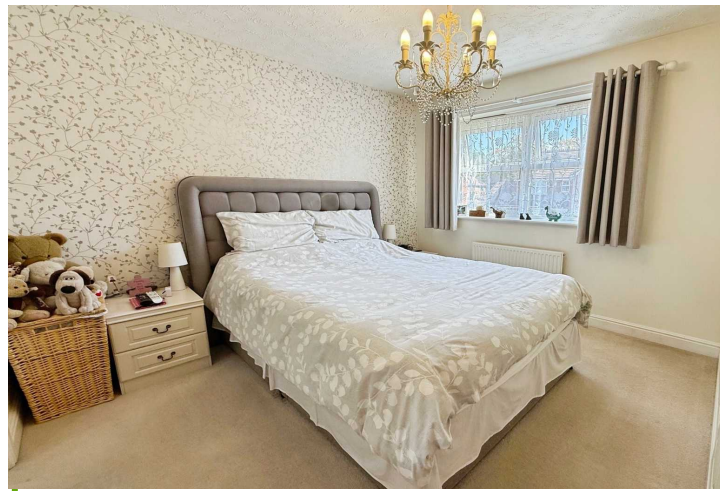
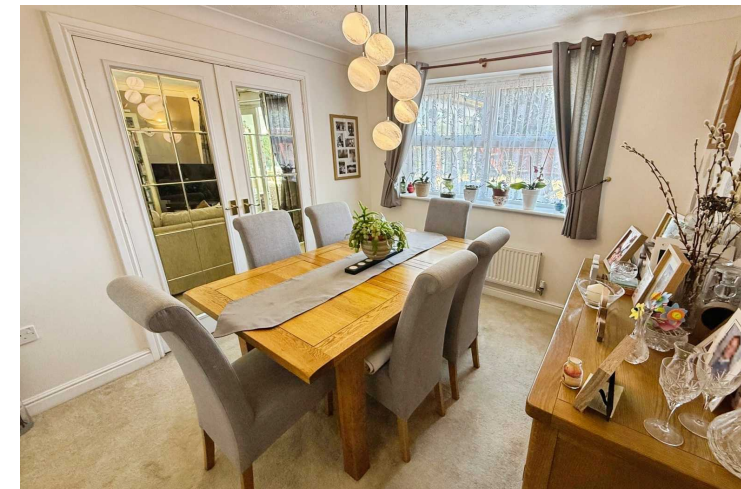




Beechcroft Close, South Hykeham,
Lincoln, Lincolnshire, LN6

Asking Price: £350,000

Tenure: Freehold



your-move.co.uk

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Asking Price: £350,000 Tenure: Freehold

Council Tax Band: D
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

DON'T MISS OUT ON THIS TASTEFUL, SPOTLESS AND SPACIOUS 4 BED DETACHED FAMILY HOME. Offering cracking internal and external space this property is ready to move into and is the perfect step up the property ladder. With 4 generously sized bedrooms, family bathroom and ensuite, living room, dining room, sun room and kitchen this is a fantastic sized property. With potential to take this dream home to the next level by converting the integral garage this is a finished article of a home but one...

Entrance Hall

With luxury vinyl tile flooring, composite entrance door to the front aspect, radiator, central heating thermostat, personal door leading to the integral garage and ascending carpet stairs leading to the first floor landing.

WC

Hosting a low level WC, luxury vinyl tile flooring, radiator, pedestal wash hand basin, partially tiled walls and an extractor fan.

Study

8'7" x 6'10" (2.62m x 2.08m)
Versatile reception room currently set up as a study, comprising; luxury vinyl tile flooring, radiator, under stairs storage cupboard and a double glazed window to the side aspect with fitted blinds.

Kitchen

8'9" x 11'10" (2.67m x 3.6m)
Fitted kitchen hosting a range of wall and base units with contrasting Quartz work surfaces, sink and drainer unit, integral oven with a four ring gas hob and overhead extractor hood, under unit spotlights, space for tall standing

fridge-freezer, tile splashbacks, integral dishwasher, luxury vinyl tile flooring, composite door to the side aspect, double glazed window to the front aspect with fitted blinds and an archway leading to the utility room.

Utility Room

5'4" x 5'5" (1.63m x 1.65m)
Comprising wall and base units with quartz counter tops, radiator, wall mounted gas central heating boiler, space and plumbing for a washing machine, space for a vented tumble dryer and a door leading to the dining room.

Dining Room

8'10" x 10' (2.7m x 3.05m)
Spacious and tastefully finished dining room comprising glass panel double doors leading to the lounge, carpet flooring, radiator and a double glazed window to the rear aspect.

Lounge

12'7" x 13'4" (3.84m x 4.06m)
Well sized, naturally bright and well presented family lounge comprising carpet flooring, radiator, television aerial point, wall lights and double glazed French doors to the rear aspect with fitted blinds.

Sun Room

11'5" x 13'7" (3.48m x 4.14m)
This beautifully sized sun room is a stunning addition to the property and provides an all weather usable space with the partial double glazed glass and insulated panel roof. This wonderful space also offers multiple power points, luxury vinyl tile flooring, wall lights, wall panel radiator, uPVC double glazed French doors to the side aspect with fitted blinds and double glazed windows to the side and rear aspects with fitted blinds.

Landing

With carpet flooring, radiator, loft access, storage cupboard and a double glazed window to the side aspect.

11'2" x 10'10" (3.4m x 3.3m)
Double bedroom comprising carpet flooring, radiator, double glazed window to the front aspect and a sliding door leading to;

Dressing Room

4'6" x 5'5" (1.37m x 1.65m)
With carpet flooring, range of fitted wardrobes, double glazed window to the side aspect and access to;

Ensuite

6' x 6'6" (1.83m x 1.98m)
With a walk in shower unit, low level WC, wall mounted wash hand basin, fully tiled walls, radiator rail, tiled flooring and an extractor fan.

Bedroom 2

17'2" x 8'8" (5.23m x 2.64m)
Well sized double bedroom comprising carpet flooring, range of fitted wardrobes, radiator and a double glazed window to the front aspect.

Bedroom 3

11'1" x 10'1" (3.38m x 3.07m)
Double bedroom comprising carpet flooring, radiator and a double glazed window to the rear aspect.

Bedroom 4

6'10" x 10'6" (2.08m x 3.2m)
Generously sized fourth bedroom comprising carpet flooring, radiator and a double glazed window to the rear aspect.

Bathroom

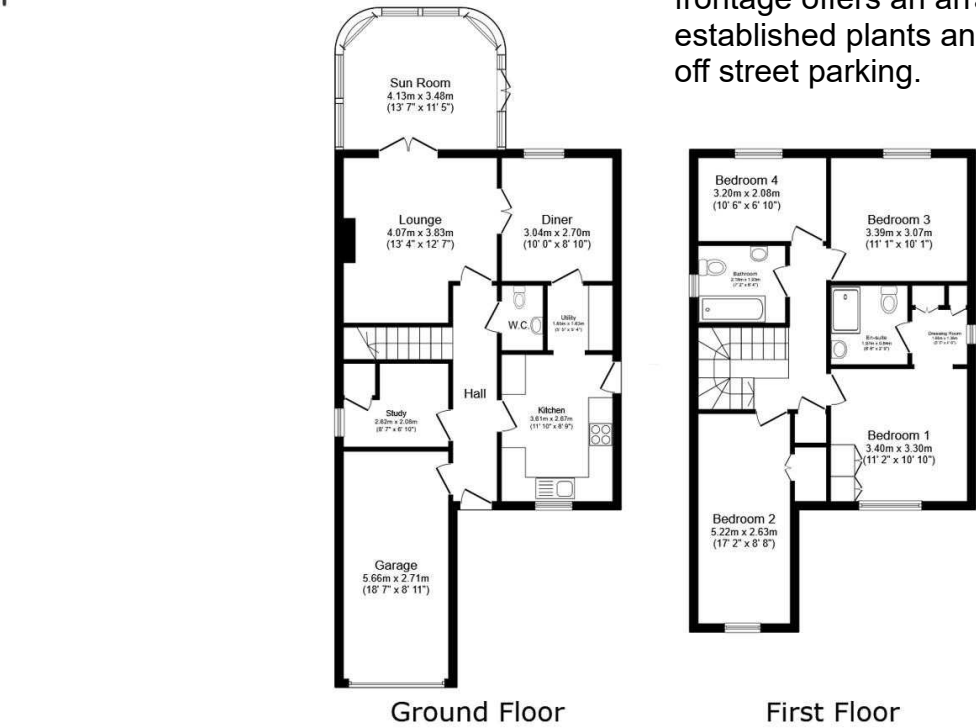
6'4" x 7'2" (1.93m x 2.18m)
Modern bathroom suite hosting a panelled bath with overhead shower, low level WC, pedestal wash hand basin, fully tiled walls, radiator rail, extractor fan and a double glazed window to the side aspect with fitted blinds.

Garage

8'11" x 18'7" (2.72m x 5.66m)
Single integral garage with internal power and lighting, manual up and over garage door and a personal door leading to the entrance hall of the property.

Gardens

The rear garden is of a generous size and offers a private and ready to enjoy space for the next owners. The rear aspect is laid to a combination of lawn and patio with close board fencing fully enclosing the garden. There is also timber shed and a variety of mature and vibrant plants and shrubs. The aesthetically stunning frontage offers an array of vibrant and well established plants and shrubs as well as ample off street parking.



Total floor area: 146.1 sq.m. (1,573 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

