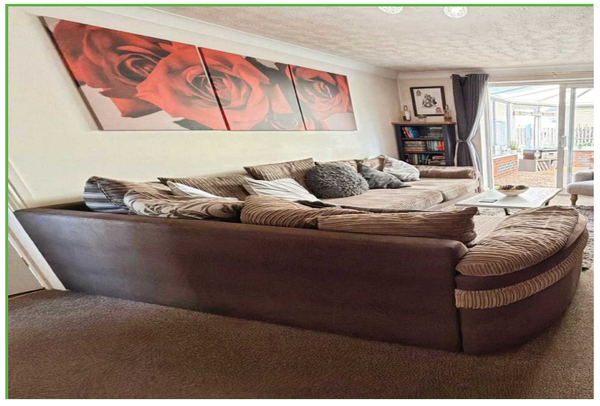
















Heron Walk, North Hykeham,
Lincoln, Lincolnshire, LN6

Asking Price: £295,000

Tenure: Freehold

YOUR MOVE

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The Property Ombudsman

Heron Walk, North Hykeham, Lincoln, Lincolnshire, LN6

Asking Price: £295,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: C
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

IMMACULATE FAMILY HOME IN THE HEART OF NORTH HYKEHAM Welcome to Heron Walk! If you are looking for your next move up the property ladder then this property is well worth a view. In turn-key condition throughout & benefitting from a double driveway! BOOK YOUR VIEWING NOW! North Kesteven District Council-Band C.

Hall
Composite front entrance door, double glazed window to front aspect, stairs rising to first floor, radiator.

WC
Having low level WC, wash hand basin, double glazed frosted window to side aspect, radiator.

Lounge
15'8" x 10'10" (4.78m x 3.3m)
uPVC sliding doors to rear aspect, gas fireplace, radiator.

Kitchen
8'11" x 8'8" (2.72m x 2.64m)
Being fitted with a range of eye level wall and base units with contrasting work surfaces fitted over, double Neff oven with 5 ring gas hob and stainless steel extractor hood fitted over, one and a half bowl sink unit with drainer and mixer tap over, wall mounted gas boiler, double glazed window to rear aspect, part glazed rear door, space and plumbing for appliances.

Dining Room
8'5" x 8'9" (2.57m x 2.67m)
Double glazed window to front aspect, radiator.

Utility
4'5" x 8'2" (1.35m x 2.5m)
uPVC door to side aspect, fully double glazed, space for appliances.

Conservatory
11'8" x 8'11" (3.56m x 2.72m)
Brick built & fully double glazed with uPVC double doors to rear aspect.

Landing
Having airing cupboard which houses the hot water cylinder.

Bedroom 1
11'11" x 8'11" (3.63m x 2.72m)
Double glazed window to front aspect, fitted wardrobes, radiator.

Ensuite
5'7" x 6'1" (1.7m x 1.85m)
Comprising of shower cubicle, low level WC, pedestal wash hand basin, double glazed frosted window to rear aspect, shaving point, radiator.

Bedroom 2
10'3" x 10'11" (3.12m x 3.33m)
Double glazed window to front aspect, radiator.

Bedroom 3
7'9" x 7'8" (2.36m x 2.34m)
Double glazed window to rear aspect, loft access, radiator.

Bathroom
5'7" x 6'5" (1.7m x 1.96m)
Three piece suite comprising of panelled bath tub with shower fitted over, low level WC, wash hand basin, double glazed frosted window to rear aspect, radiator.

Garage
Electric roller door, power and lighting.

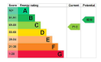
Outside
The parking is located in front of the garage which is to the side of the property and offers parking for 2/3 vehicles. The rear garden is a lovely space with it being mainly laid to lawn with a variety of plants and shrubs laid all of which is enclosed by fencing.

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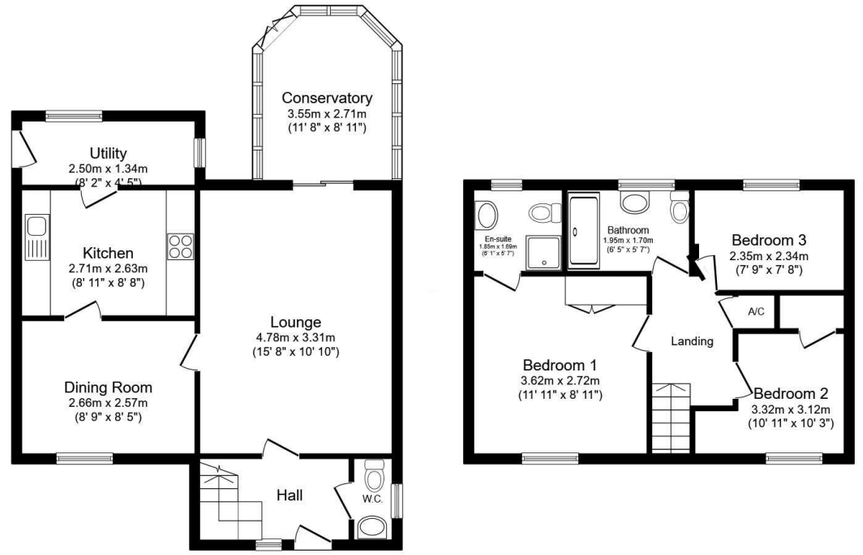
All Measurements
All Measurements are Approximate.

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.



For full EPC please contact the branch.



Total floor area: 107.0 sq.m. (1,152 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

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