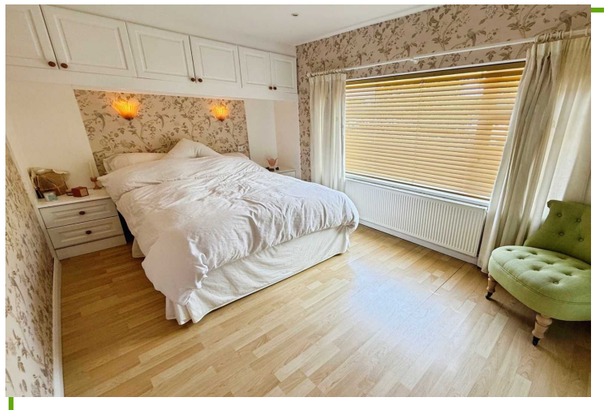
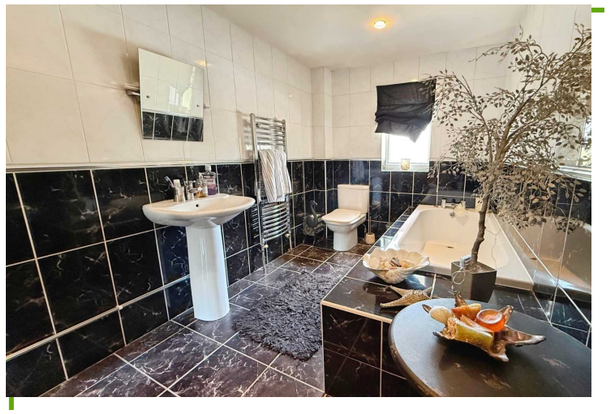
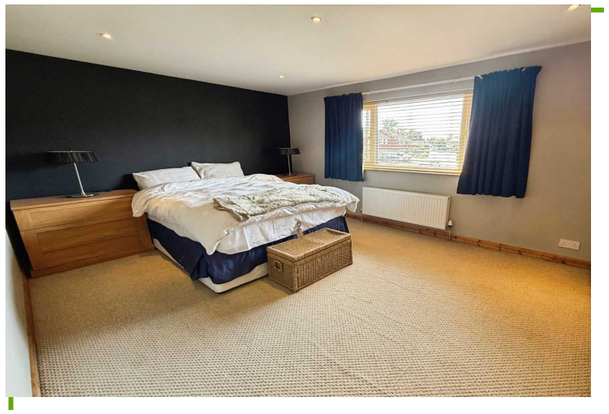


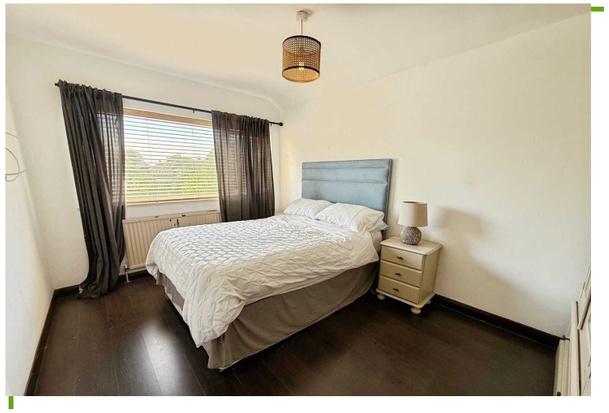


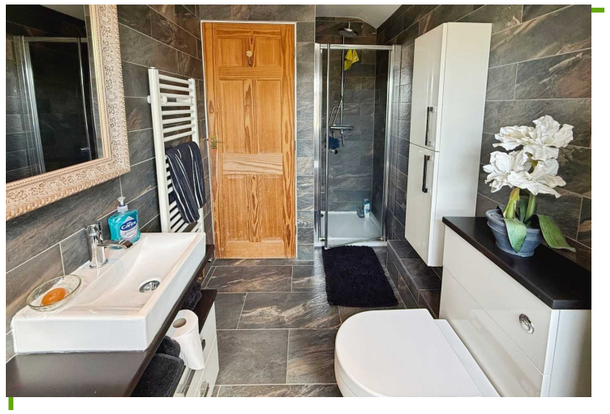












Dore Avenue, North Hykeham,
Lincoln, Lincolnshire, LN6

Offers in the region of:
£425,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Dore Avenue, North Hykeham, Lincoln, Lincolnshire, LN6

Offers in the region of: £425,000 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

PRIME LOCATION, NO ONWARD CHAIN AND A MUST VIEW FAMILY HOME!!! This extended and re-modelled 5 bedroom detached family home is the perfect next step up the property ladder and boasts an abundance of space internally and externally. With expansive accommodation throughout, ample parking, generous rear garden - ALL OF WHICH WELL PRESENTED, this is one NOT TO BE MISSED!!!
BOOK TO VIEW NOW! EPC GRADE C.

Entrance Hall
Well sized and welcoming entrance hall comprising hard wood flooring, radiator and a uPVC entrance door to the front aspect.

Utility Room
4'10" x 9'4" (1.47m x 2.84m)
Hosting a generously sized fitted cupboard with sliding doors, space and plumbing for a washing machine, tiled flooring, wall mounted central heating boiler and a double glazed window to the front aspect.

Shower Room
8'5" x 10' (2.57m x 3.05m)
Modern ground floor shower room hosting a walk in wet room style shower, tiled flooring, partially tiled walls, pedestal wash hand basin, low level WC, radiator rail and a double glazed window to the side aspect.

Sitting Room
14'11" x 11'3" (4.55m x 3.43m)
Versatile, spacious and naturally bright sitting room/lounge comprising carpet flooring, television aerial point, open flow through to the dining room, gas fire with a feature surround and a double glazed window to the front aspect.

Dining Room
10'8" x 8'10" (3.25m x 2.7m)
With carpet flooring, arch to the sitting room, radiator and a double glazed window to the side aspect.

Inner Hall
With hard wood flooring, under stairs cupboard, ascending carpet stairs and access to;

Lounge
15'5" x 20'4" (4.7m x 6.2m)
Expansive family lounge which offers hard wood flooring, television aerial point, wall lights, two radiators, generously sized storage cupboard and uPVC double glazed French doors to the rear aspect with perfect fit blinds.

Kitchen-Diner
16'5" x 14'8" (5m x 4.47m)
Modern, well presented and naturally bright kitchen diner comprising a range of wall and base units with contrasting work surfaces, two bowl sink unit, tiled flooring, integral dishwasher, space for a fridge freezer, free standing gas range cooker with an overhead extractor hood, radiator, uPVC door to the side aspect, two double glazed Velux windows to the rear aspect, double glazed window to the side aspect and uPVC double glazed French doors to the rear aspect with perfect fit blinds.

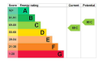
Landing
With carpet flooring, loft access and an over stairs storage cupboard.

Bedroom 1
15'9" x 11'5" (4.8m x 3.48m)
Beautifully sized master bedroom which offers a range of fitted wardrobes, carpet flooring, radiator and a double glazed window to the front aspect. The master bedroom has an exclusive feel from the rest of the first floor with the small lobby space and ensuite bathroom.

Ensuite Bathroom
15'9" x 11'4" (4.8m x 3.45m)
Immaculate ensuite bathroom hosting a panelled bath with full tile surround, fully tiled walls, low level WC, pedestal wash hand basin, radiator rail and a double glazed window to the side aspect.

Bedroom 2
11' x 15'9" (3.35m x 4.8m)
Double bedroom comprising carpet flooring, radiator and two double glazed windows to the front aspect.

Bedroom 3
12'11" x 7'8" (3.94m x 2.34m)
Another beautifully sized double bedroom comprising a range of fitted wardrobes and overhead storage, laminate flooring, ceiling spotlights, radiator and a double glazed window to the front aspect.



For full EPC please contact the branch.

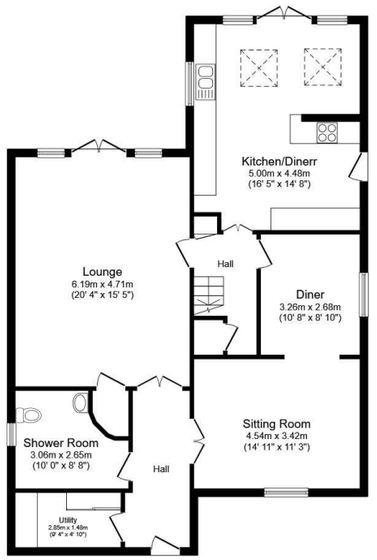
Bedroom 4
9'3" x 16'1" (2.82m x 4.9m)
Double bedroom hosting laminate flooring, radiator and a double glazed window to the rear aspect.

Bedroom 5
7'11" x 8'4" (2.41m x 2.54m)
Generously sized fifth bedroom comprising laminate flooring, radiator and a double glazed window to the side aspect.

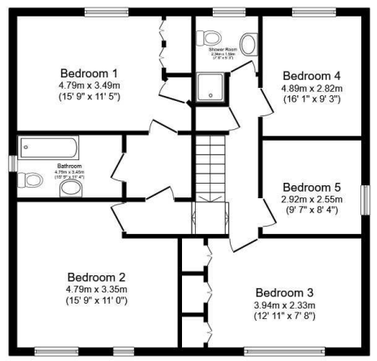
Shower Room
7'8" x 5'3" (2.34m x 1.6m)
Immaculate and modern shower room comprising, a walk in mains shower unit, low level WC, vanity unit wash hand basin, fully tiled walls, radiator and a double glazed window to the rear aspect.

Gardens
The front aspect offers a wealth of space with a fantastic amount of off street parking available with the block paved driveway which is complimented by the lawn area and high level hedgerow to the side for privacy. The generously sized and exceptionally private rear garden and offers a well sized lawn area, ground level patio area off the family lounge, raised patio area to the rear of the garden and a timber shed, all of which is enclosed with close board fencing.

Tenure
Freehold
North Kesteven District Council
Tax Band C



Ground Floor



First Floor

Total floor area: 189.6 sq.m. (2,040 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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