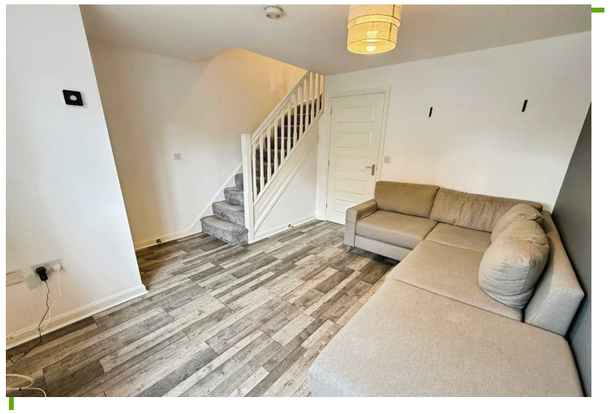


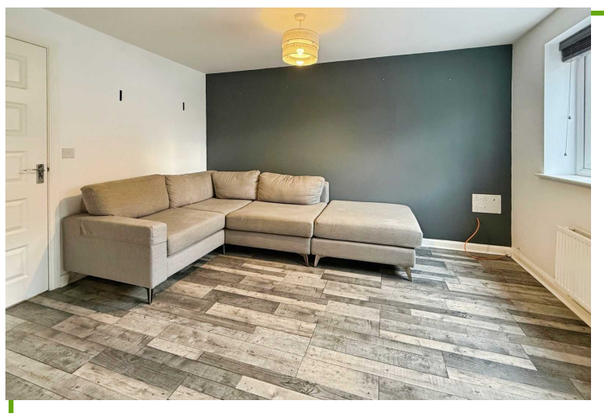


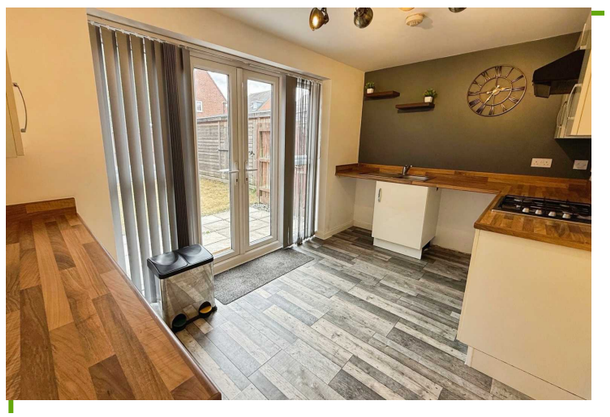












Tacitus Way, North Hykeham,
Lincoln, LN6

Asking Price: £190,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Tacitus Way, North Hykeham, Lincoln, LN6

Asking Price: £190,000 Tenure: Freehold

Council Tax Band: A
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

This FLAWLESS END-OF-TERRACE PROPERTY offers stylish, ready-to-move-into accommodation, featuring TWO DOUBLE BEDROOMS, a modern family bathroom and spacious living areas. Set on a GENEROUS PLOT, it also boasts a SPACIOUS WORKSHOP and is ideally located close to LOCAL AMENITIES AND SCHOOLS.
A PERFECT FIRST-TIME BUY OR INVESTMENT OPPORTUNITY — so BE QUICK! CALL NOW TO AVOID DISAPPOINTMENT! EPC GRADE TBC

Entrance Hall
With carpet flooring and a composite entrance door to the front aspect.

Lounge
13' x 12'7" (3.96m x 3.84m)
Spacious and tastefully presented lounge comprising vinyl flooring, radiator, television aerial point, central heating thermostat, ascending carpet staircase to the first floor landing and a double glazed window to the front aspect.

Kitchen-Diner
12'11" x 7'11" (3.94m x 2.41m)
Modern and exceptionally bright kitchen-diner comprising a range of wall and base units with contrasting roll edge work surfaces, integral oven and four ring gas hob with extractor hood, space and plumbing for a dishwasher and washing machine, space for fridge-freezer, sink and drainer, wall mounted central heating boiler, large under stairs cupboard, double glazed window to the rear aspect and uPVC double glazed French doors to the rear aspect.

WC
With a radiator, low level WC, wash hand basin and a double glazed window to the side aspect.

Landing
With carpet flooring and loft access.

Bedroom 1
13'5" x 9'10" (4.1m x 3m)
Double bedroom comprising carpet flooring, radiator, free standing wardrobes, over stairs storage cupboard and a double glazed window to the front aspect.

Bedroom 2
12'11" x 7'11" (3.94m x 2.41m)
Double bedroom with carpet flooring, radiator and a double glazed window to the rear aspect.

Bathroom
6'5" x 6' (1.96m x 1.83m)
Modern family bathroom suite comprising a panelled bath with overhead shower, low level WC, pedestal wash hand basin, radiator, partially tiled walls, extractor fan an a double glazed window to the side aspect.

Workshop
13'1" x 10'4" (4m x 3.15m)
This bespoke timber workshop with internal power and lighting creates an exceptionally versatile space. Currently used as a workshop the addition of secure double doors adds a much needed level of security. To the side aspect the workshop hosts a secure timber store area which is an ideal space for those garden appliances.

Gardens
To the front the property offers a small lawn area with a block paved footpath to the front door and a generous driveway to the side aspect with ample off street parking. The rear garden is beautifully set up and offers a generous plot which is laid to a combination of patio and lawn an is fully enclosed with close board fencing.

Tenure
Freehold
North Kesteven District Council
Tax Band A

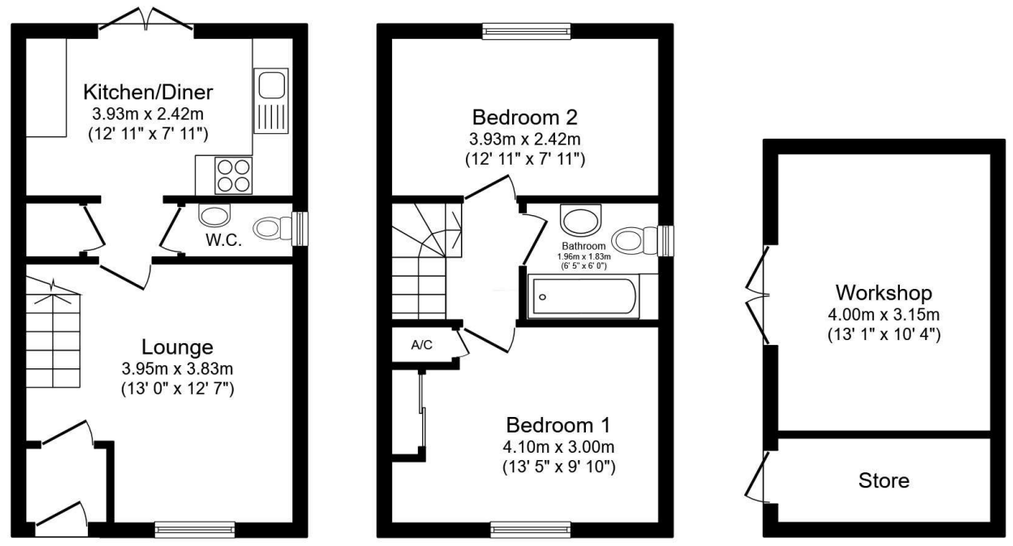
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All Measurements
All Measurements are Approximate.

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 73.7 sq.m. (794 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced for Your Move. Powered by www.focalagent.com

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