

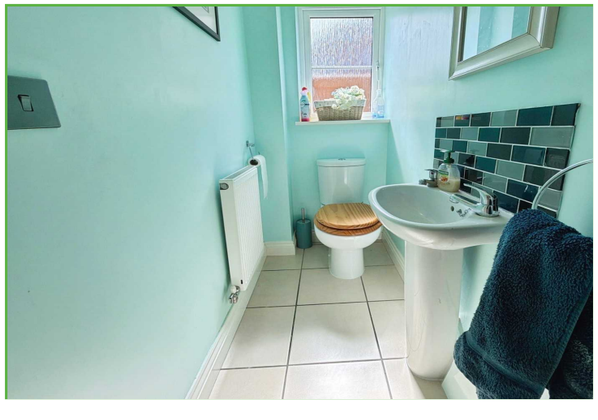


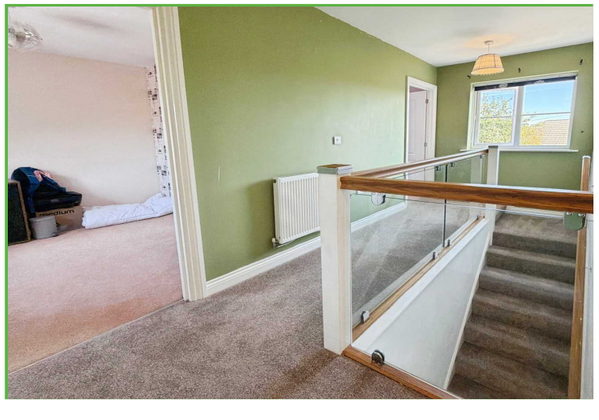












Post Mill Close, North Hykeham,
Lincoln, Lincolnshire, LN6

Asking Price: £365,000

Tenure: Freehold

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The Property Ombudsman

Post Mill Close, North Hykeham, Lincoln, Lincolnshire, LN6

Asking Price: £365,000 Tenure: Freehold

Council Tax Band: D
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

SUBSTANTIAL FAMILY HOME IN A FANTASTIC LOCATION Located in the heart of North Hykeham, close to local schools & amenities is this spacious, Four bedroom Detached family home which is perfect for buyers looking to move up the property ladder. North Kesteven District Council-Band D.

Hall
Composite entrance door, stairs rising to first floor, radiator.

WC
Having low level WC, pedestal wash hand basin, double glazed frosted window, radiator.

Lounge
16'5" x 12'2" (5m x 3.7m)
Dual aspect with double glazed window and uPVC double doors leading to the garden, electric fire with feature surround, radiator.

Kitchen/Breakfast Room
13'6" x 10'9" (4.11m x 3.28m)
Being fitted with a range of eye level wall and base units with contrasting work surfaces fitted over, electric oven with 4 ring gas hob and stainless steel extractor hood fitted over, two double glazed windows, one and a half bowl stainless steel sink unit with drainer and mixer tap over, space and plumbing for appliances, radiator.

Dining Room
10'7" x 10'3" (3.23m x 3.12m)
Double glazed window, storage cupboard off, radiator.

Utility Room
7'3" x 6'4" (2.2m x 1.93m)
Having fitted work surfaces, stainless steel sink unit with drainer and mixer tap over, space and plumbing for appliances, side access door.

Landing
Double glazed window, airing cupboard, radiator.

Main Bedroom
15'4" x 13'4" (4.67m x 4.06m)
Dual aspect with two double glazed windows, fitted wardrobes, radiator.

En-suite
6'6" x 4'5" (1.98m x 1.35m)
Comprising of corner shower cubicle, low level WC, pedestal wash hand basin, double glazed frosted window, radiator.

Bedroom 2
10'9" x 10'3" (3.28m x 3.12m)
Double glazed window, radiator.

Bedroom 3
9' x 7'10" (2.74m x 2.4m)
Double glazed window, radiator.

Bedroom 4
9' x 8'3" (2.74m x 2.51m)
Double glazed window, radiator.

Bathroom
6'6" x 6'4" (1.98m x 1.93m)
Three piece suite comprising of panelled bath tub with shower fitted over, low level WC, pedestal wash hand basin, double glazed frosted window, radiator.

Garage
Having electric roller door, power and lighting, personal door to rear aspect.

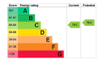
Outside
To the front of the property there is a block paved driveway providing ample off street parking. The rear garden is mainly laid to lawn with a patio area all of which is fully enclosed by fencing.

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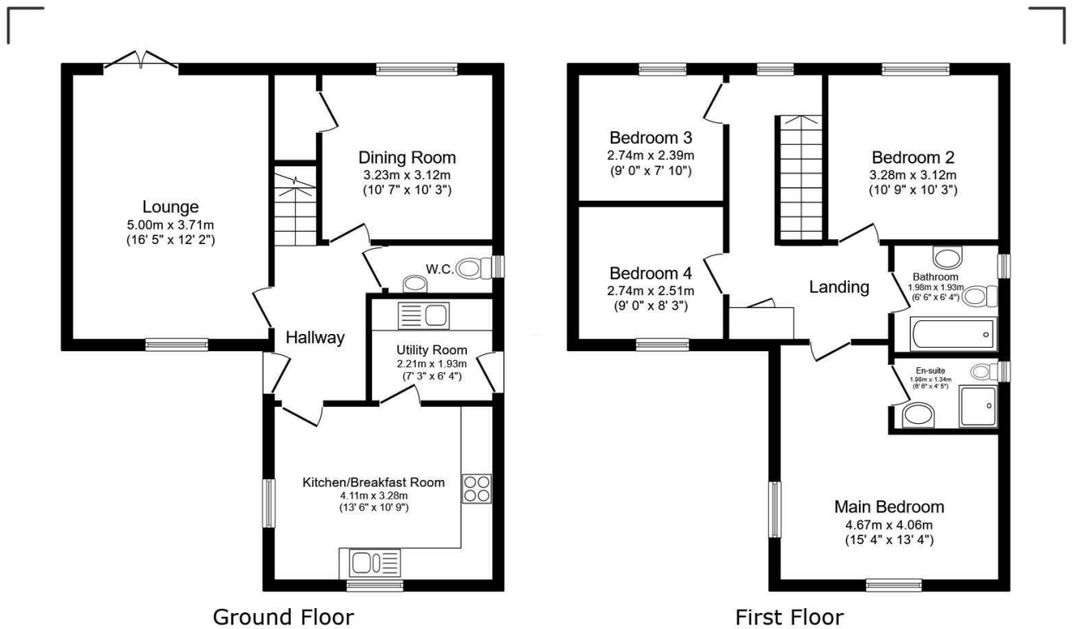
All Measurements
All Measurements are Approximate.

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.



For full EPC please contact the branch.



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