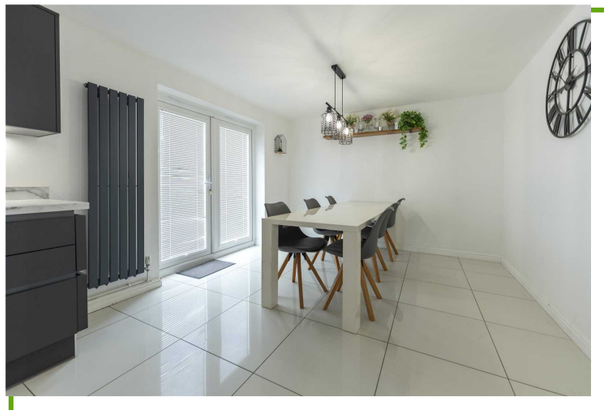
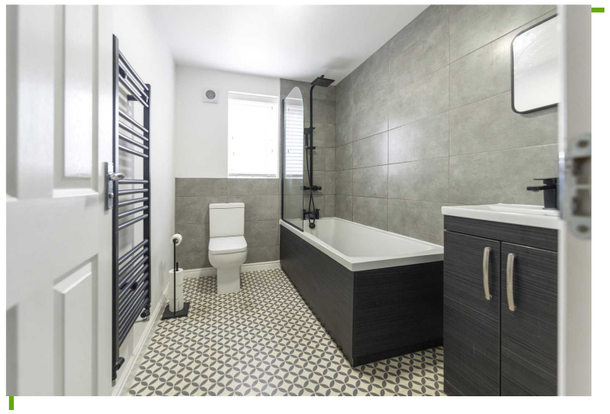
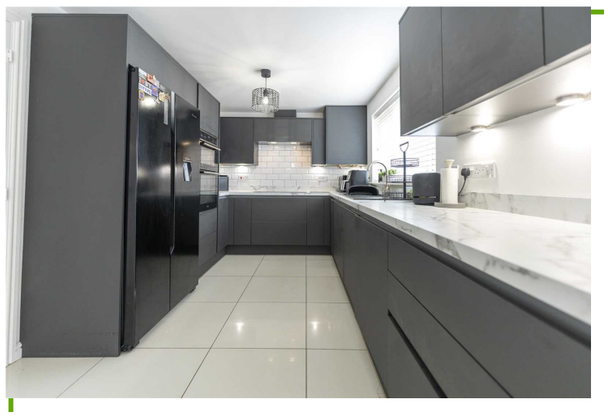


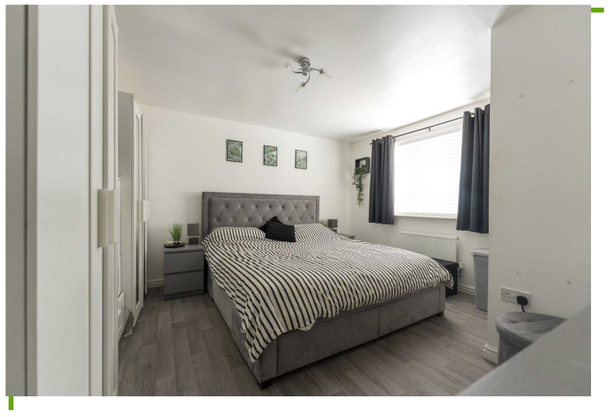


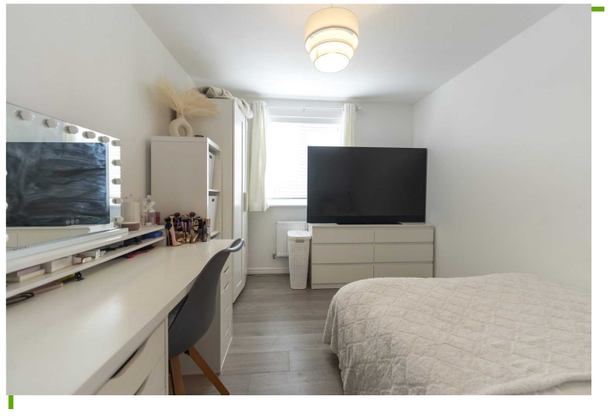












Ferrous Way, North Hykeham,
Lincoln, Lincolnshire, LN6

Offers Over: £300,000

Tenure: Leasehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Ferrous Way, North Hykeham, Lincoln, Lincolnshire, LN6

Offers Over: £300,000 Tenure: Leasehold

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

This spacious Four bedroom Detached family home has had recent upgrades by the vendors to include a kitchen & bathroom making this a truly turn-key proposition for families looking to move up the property ladder. Being offered for sale with no onward chain. North Kesteven District Council-Band D.

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

WC
Having low level WC, pedestal wash hand basin.

Living Room
14'3" x 11'8" (4.34m x 3.56m)
Double glazed window to front aspect, radiator.

Kitchen-Diner
10'9" x 24'10" (3.28m x 7.57m)
Being fitted with a range of eye level wall and base units with contrasting work surfaces fitted over, integrated electric double oven with induction hob and extractor hood over, Quartz sink unit with drainer and mixer tap over, double glazed window to rear aspect, uPVC double doors opening out onto the rear garden, wall mounted gas combination boiler, integrated dishwasher, space for fridge freezer, fashion radiator.

Office
9'3" x 8'6" (2.82m x 2.6m)
Part of the garage conversion but still having the garage up and over door, power and lighting.

Utility
6'4" x 8'4" (1.93m x 2.54m)
Fitted work surfaces, space and plumbing for appliances.

Landing
Having loft access (boarded), airing cupboard, double glazed window to side aspect.

Bedroom 1
12'11" x 11'9" (3.94m x 3.58m)
Double glazed window to front aspect, radiator.

Ensuite
6'5" x 6'2" (1.96m x 1.88m)
Comprising of shower cubicle, low level WC, vanity wash hand basin, double glazed frosted window to front aspect, radiator.

Bedroom 2
12'2" x 11'11" (3.7m x 3.63m)
Double glazed window to rear aspect, radiator.

Bedroom 3
9'7" x 8'8" (2.92m x 2.64m)
Double glazed window to front aspect, radiator.

Bedroom 4
8'9" x 8'8" (2.67m x 2.64m)
Double glazed window to rear aspect, radiator.

Bathroom
8'9" x 6'3" (2.67m x 1.9m)
Comprising of panelled bath tub with shower fitted over, low level WC, vanity wash hand basin, double glazed frosted window to rear aspect, extractor fan, heated towel rail.

Outside
Double driveway to the front of the property which is laid to tarmac and gravel. The rear garden is a generous size with it mainly being laid to lawn & having a patio area.

Shared Access
Numbers 1, 3 & 5 Ferrous Way share a driveway which they all have right of access to their properties.

Tenure & Charges
Leasehold - lease end date 18/06/3005.
Annual service charge - £153.88.

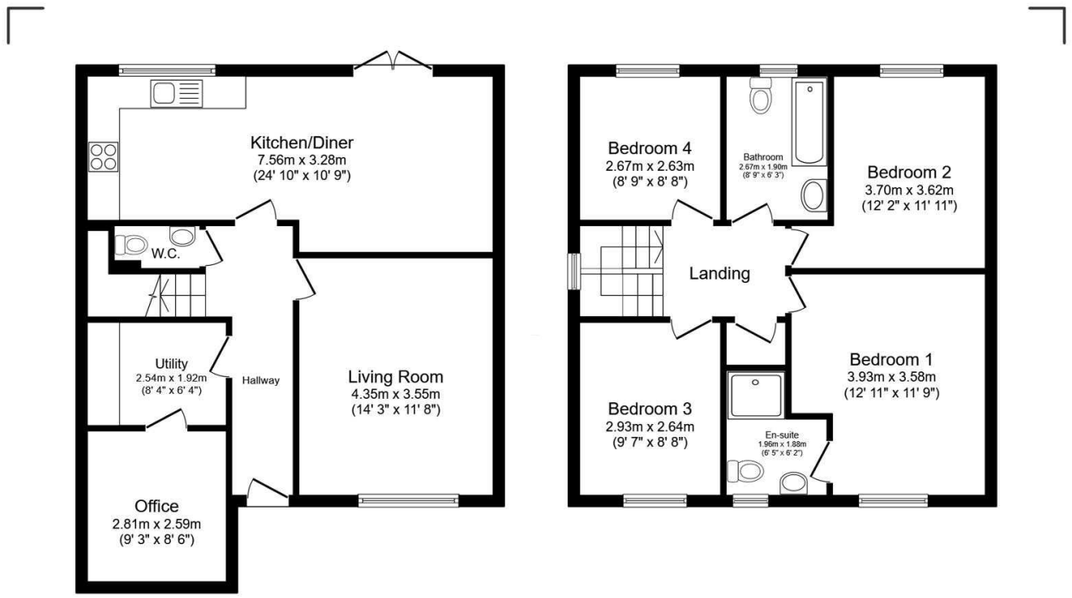
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All Measurements
All Measurements are Approximate.

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: 122.1 sq.m. (1,314 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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