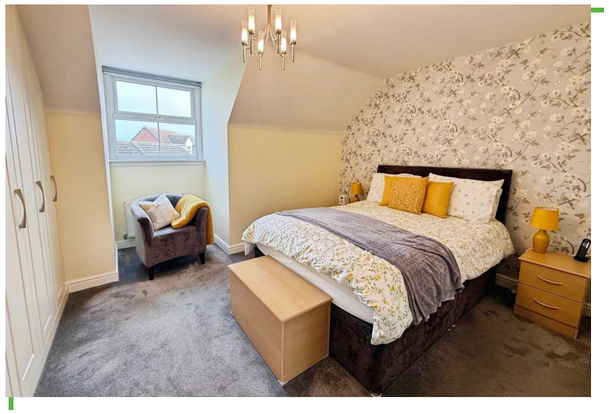
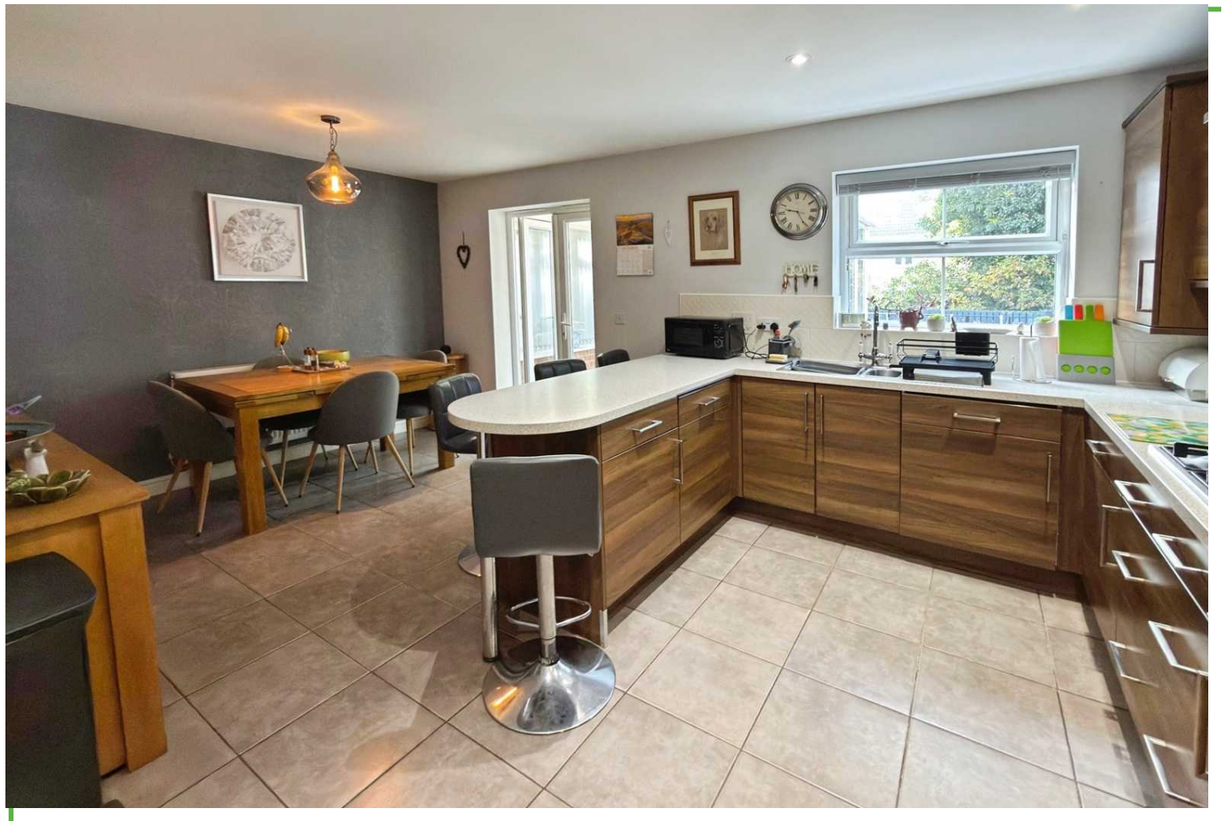
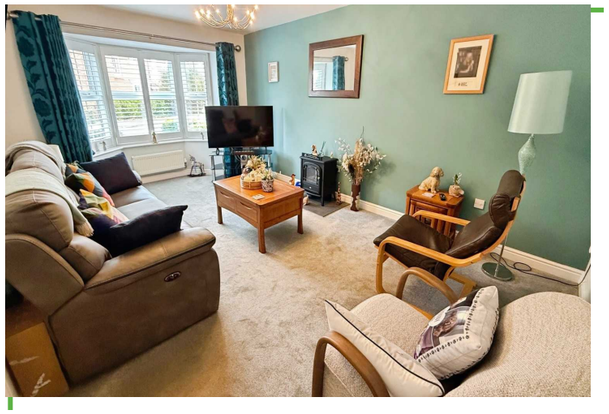


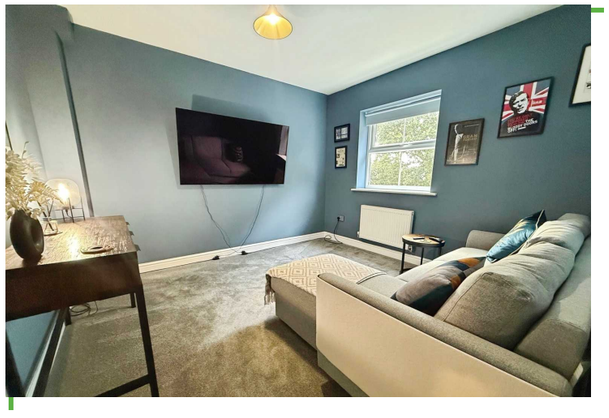














Minerva Way, North Hykeham,
Lincoln, Lincolnshire, LN6

Asking Price: £300,000

Tenure: Freehold

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your-move.co.uk

Minerva Way, North Hykeham, Lincoln, Lincolnshire, LN6

Asking Price: £300,000 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

Offering SPACIOUS ACCOMMODATION throughout, this fantastic home boasts a MODERN KITCHEN/DINER, BAY-FRONTED LOUNGE, CONSERVATORY and FOUR BEDROOMS, including TWO EN-SUITES and an IMPRESSIVE TOP-FLOOR PRINCIPAL BEDROOM. Externally, enjoy a FULLY ENCLOSED REAR GARDEN, DRIVEWAY PARKING FOR TWO and a DETACHED GARAGE. Ideally located close to LOCAL AMENITIES, SCHOOLS and TRANSPORT LINKS. EARLY VIEWING HIGHLY RECOMMENDED!!! EPC GRADE C

Entrance Hall
Accessed via a double-glazed front door, the entrance hall provides a welcoming introduction to the property, with doors leading to the principal ground floor rooms and stairs rising to the first floor.

WC
A useful ground floor cloakroom fitted with a WC and wash hand basin.

Kitchen-Diner
17'8" x 11'2" (5.38m x 3.4m)
A spacious and practical kitchen/diner fitted with a range of wall and base units complemented by work surfaces. Features include a stainless steel sink with mixer tap, integrated dishwasher, eye-level integral electric double oven and four-ring gas hob with extractor hood above. A breakfast bar provides additional preparation and casual dining space, while tiled flooring offers a practical finish. A double-glazed rear window and French doors opening onto the garden allow natural light to flow through the room and provide convenient access to the outdoor space.

Lounge
17' x 10'10" (5.18m x 3.3m)
A beautifully sized, naturally bright and comfortable bay fronted lounge featuring an attractive double-glazed bay window to the front elevation, allowing natural light to fill the space, together with a wall-mounted radiator, carpet flooring, television aerial point and fitted timber window shutters.

Conservatory
10'3" x 9'7" (3.12m x 2.92m)
A useful additional reception space constructed with part-brick walls and uPVC glazing. uPVC double glazed French doors open directly onto the rear garden, creating an ideal spot to enjoy views of the garden throughout the year. This wonderful space also offers multiple power points, fitted blinds and double glazed windows to the side and rear aspects.

First Floor Landing
With carpet flooring and access to;

Bedroom 2
14'1" x 10'10" (4.3m x 3.3m)
A well-proportioned double bedroom featuring a double-glazed window to the front aspect, a wall-mounted radiator, carpet flooring and access to its own en-suite shower room.

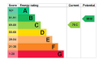
Ensuite 2
10'6" x 5' (3.2m x 1.52m)
Modern ensuite shower room comprising a walk-in shower unit, low level WC, pedestal wash hand basin, partially tiled walls, extractor fan and radiator.

Bedroom 3
11'4" x 10'11" (3.45m x 3.33m)
A comfortable double bedroom overlooking the rear of the property, with a double-glazed window to the rear aspect, wall-mounted radiator and carpet flooring.

Bedroom 4
7'10" x 6'5" (2.4m x 1.96m)
A well sized fourth bedroom featuring a double-glazed window to the front aspect, carpet flooring and a wall-mounted radiator.

Family Bathroom
8' x 6'7" (2.44m x 2m)
Modern family bathroom suite fitted with a panelled bath with an overhead shower, low level WC, pedestal wash hand basin, a double-glazed window to the rear aspect, partially tiled walls, extractor fan and a radiator.

2nd Floor Landing
Generous landing space which would make a brilliant working from home space or dressing table area and comprises carpet flooring and a double glazed Velux window to the rear aspect.



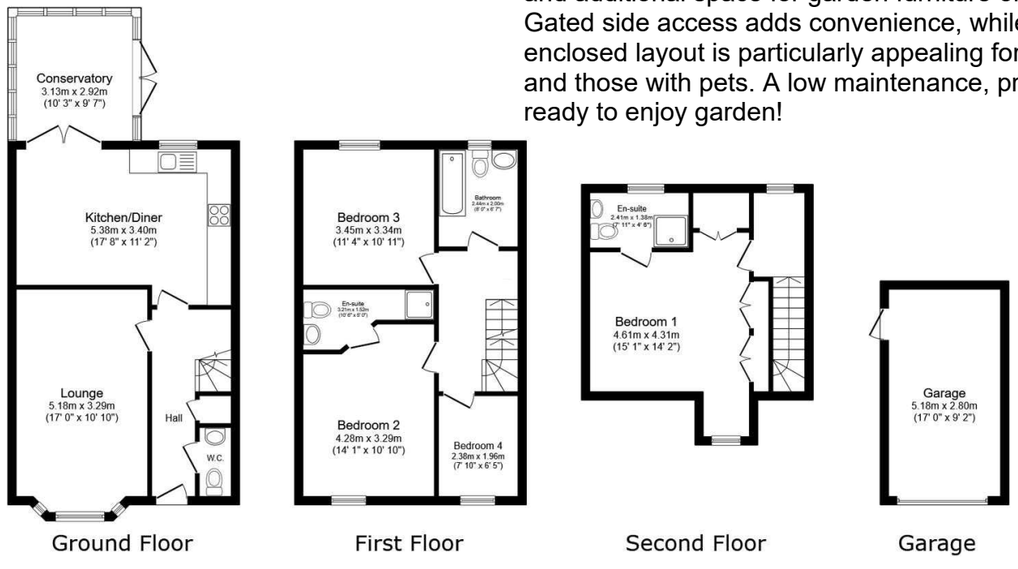
For full EPC please contact the branch.

Bedroom 1
15'1" x 14'2" (4.6m x 4.32m)
Occupying the entire second floor, this impressive principal bedroom offers generous proportions and a desirable degree of privacy. The room benefits from a double-glazed window to the front aspect, carpet flooring, radiator, loft access with a pull down ladder, six-door built-in wardrobes providing excellent storage and access to a private en-suite shower room.

Ensuite 1
7'11" x 4'6" (2.41m x 1.37m)
Stunning master ensuite shower room comprising a walk in shower unit, low level WC, vanity unit wash hand basin, radiator rail, partially tiled walls, extractor fan and a double glazed Velux window to the rear aspect.

Garage
A detached single garage offering useful additional storage, complete with internal power and lighting and a manual up and over garage door.

Gardens
The property benefits from a driveway providing off-road parking for multiple vehicles, complemented by a lawned front garden and a pathway leading to the entrance. The fully enclosed and exceptionally private rear garden provides a lovely outdoor space for relaxing, entertaining and family enjoyment. A raised patio offers an ideal setting for outdoor dining, complemented by a lawned area bordered by gravel and additional space for garden furniture or seating. Gated side access adds convenience, while the enclosed layout is particularly appealing for families and those with pets. A low maintenance, private and ready to enjoy garden!



Total floor area: 146.4 sq.m. (1,576 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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