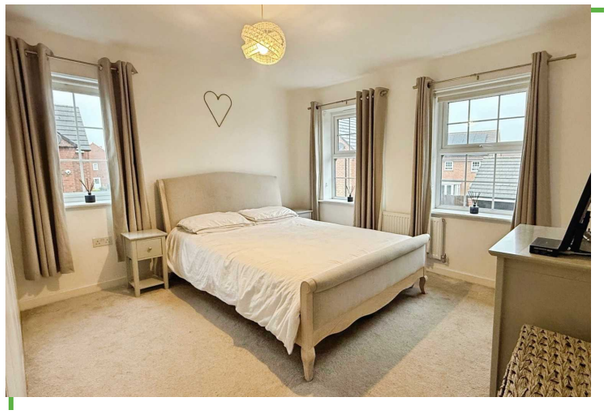
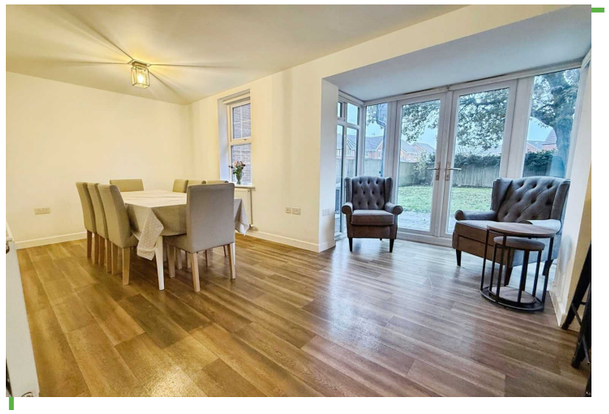


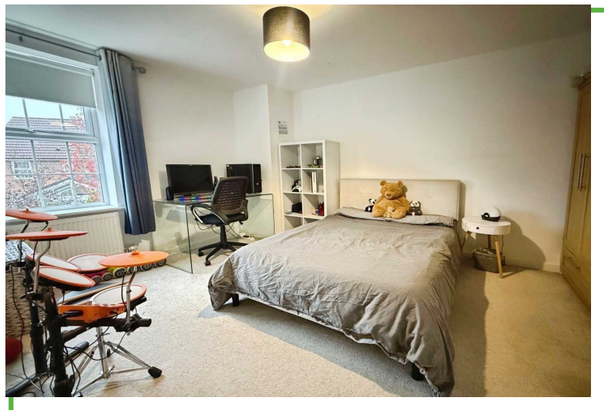


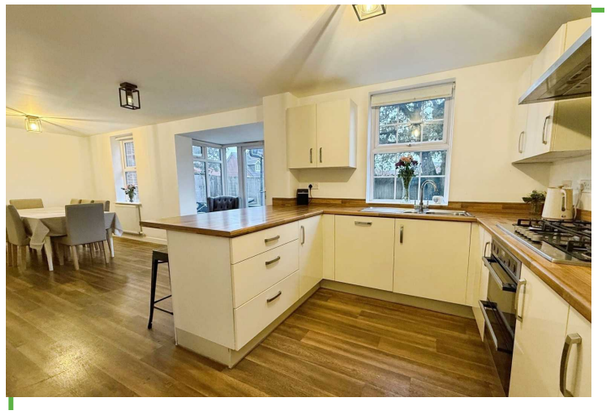












Severus Crescent, North
Hykeham, Lincoln, Lincolnshire,
LN6

Offers in the region of:
£400,000

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Severus Crescent, North Hykeham, Lincoln, Lincolnshire, LN6

Offers in the region of: £400,000 Tenure: Freehold

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

SPACIOUS, READY TO MOVE INTO AND BEAUTIFULLY POSITIONED FAMILY HOME WITH A SUPRISINGLY SPACIOUS REAR GARDEN!!! This four double bedroom detached property sits on a generous plot in the sought after location of North Hykeham. This beauty of a family home offers ready to move into and spacious accommodation, ample parking, private rear garden and local amenities and schools in abundance. CALL NOW!!!

Entrance Hall
Spacious and welcoming entrance hall comprising laminate flooring, ceiling spotlights, radiator, storage cupboard and a composite entrance door to the front aspect.

WC
Hosting a low level WC, pedestal wash hand basin and a radiator.

Office
6'2" x 7'1" (1.88m x 2.16m)
Versatile ground floor space currently set up as an office comprising carpet flooring, radiator and a double glazed window to the front aspect.

Lounge
16'6" x 12'1" (5.03m x 3.68m)
Beautifully sized family lounge comprising a double glazed bay window to the front aspect, carpet flooring, radiator and a television aerial point.

Kitchen-Diner
10'2" x 27'9" (3.1m x 8.46m)
Expansive, modern and naturally bright kitchen-diner which is enhanced further by the bay seating area to the rear with French doors opening beautifully to the rear garden. This wonderful space offers a fitted kitchen comprising a range of wall and base units with contrasting work surfaces, sink and drainer unit, integral oven with a 6 ring gas hob and an overhead extractor hood, breakfast bar, integral fridge-freezer, integral dishwasher and a double glazed window to the rear aspect. The dining space offers laminate flooring, a double glazed window to the rear aspect, three radiators and a storage cupboard.

Utility Room
Hosting a composite door to the side aspect, integral washer dryer, radiator, wall mounted central heating boiler and base units.

Landing
Well sized landing space with carpet flooring, radiator, double cupboard, loft access and access to;

Bedroom 1
11'9" x 12'8" (3.58m x 3.86m)
Beautifully sized double aspect master bedroom comprising modern fitted wardrobes, carpet flooring, radiator, double glazed window to the side aspect and two double glazed windows to the front aspect.

Ensuite
Modern ensuite shower room comprising a walk in shower, low level WC, radiator rail, tile splashbacks, pedestal wash hand basin and an extractor fan.

Bedroom 2
12'5" x 14'3" (3.78m x 4.34m)
Double bedroom comprising carpet flooring, radiator, storage cupboard and a double glazed window to the rear aspect.

Bedroom 3
10'5" x 10'11" (3.18m x 3.33m)
Double bedroom comprising carpet flooring, radiator and a double glazed window to the rear aspect.

Bedroom 4
10'5" x 9'9" (3.18m x 2.97m)
Double bedroom comprising carpet flooring, radiator and a double glazed window to the rear aspect.

Bathroom
5'7" x 6'11" (1.7m x 2.1m)
Family bathroom suite comprising a panelled bath, low level WC, pedestal wash hand basin, radiator rail, tile splashbacks and a double glazed window to the rear aspect.

Garage
Single garage with internal power and lighting and a manual up and over garage door and a driveway positioned to the front of the garage.

Gardens
The uniquely spacious and beautifully private rear garden is a real bonus to this family home and offers a ready to enjoy space for all the family. This fantastic space is laid mostly to lawn but does offer a generously sized patio area directly off the back of the property. There is also secure side access leading directly to the driveway. The front offers off street parking and a wonderfully quiet positioning really enhancing this home further.

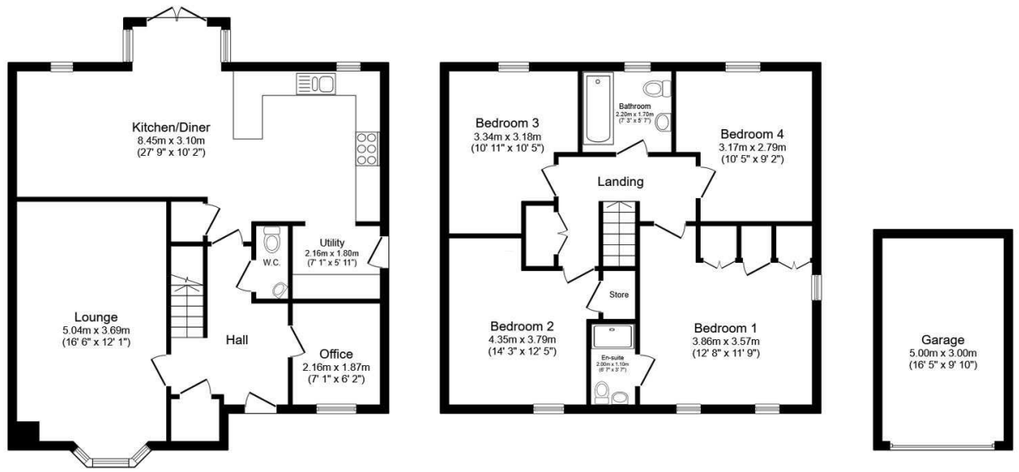
For full EPC please contact the branch.

Tenure
Freehold
North Kesteven District Council
Tax Band D
EPC Grade TBC

Your Move is a trading name, independently owned and operated under licence from your-move.co.uk Limited, by National Home Move Limited, (company number 11805074), registered in England at 5 Brooklands Place, Brooklands Road, Sale, M33 3SD. Return postal address - 65-66 Baxter Gate, Loughborough, LE67 2RF. VAT registration no: 315 255 523.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and



Total floor area: 169.1 sq.m. (1,820 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

YOUR MOVE

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.