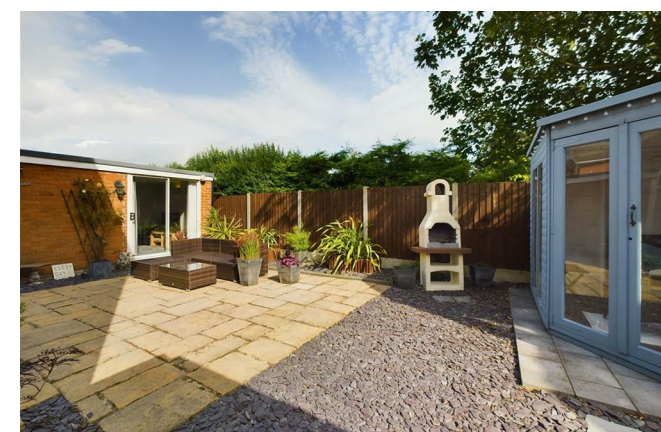
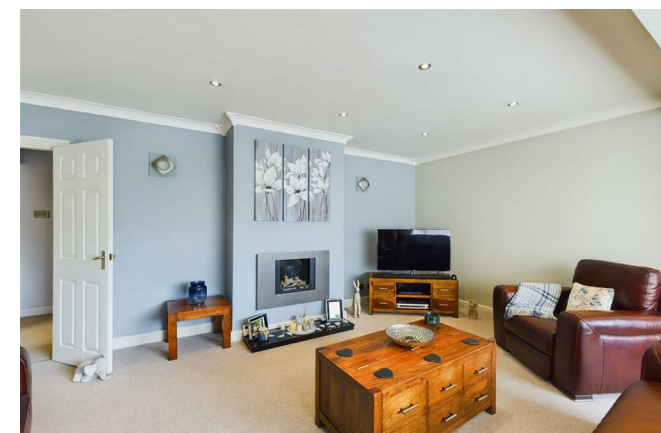




Ripley Drive, North Hykeham, Lincoln

Asking Price £350,000


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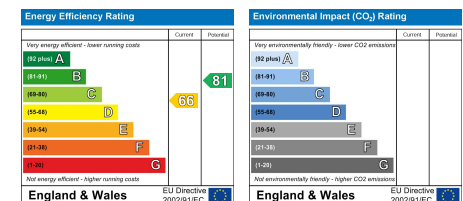
Ripley Drive, North Hykeham,
Lincoln

House - Detached

4 Bedrooms, 2 Bathrooms

Asking Price £350,000

- Four Double Bedroom Family Home
- Master Bedroom with Ensuite and Dressing Room
- 4 Piece Suite Family Bathroom with Jacuzzi Bath
- Open Plan Kitchen/Diner with Breakfast Bar
- South-East Facing Enclosed Garden
- Garage and Driveway Parking
- Quiet Cul-De Sac Location
- Tenure - Freehold
- Council Tax Band - C
- EPC Rating - D



Four Bedroom detached family home, situated within a quiet cul-de sac in the ever popular North Hykeham area. Internally comprising of an entrance hall, lounge, open plan kitchen/diner, snug room, office, WC. Four double bedrooms, master with ensuite and dressing room, and a family bathroom. Integral garage, driveway parking and private gardens.

The property is within easy reach of local amenities to include supermarkets, schooling of all ages, public houses and more. Regular bus routes are available plus access in and out of the city via the A46 bypass and North Hykeham train station.

EPC Rating - D

Council Tax Band - C
Tenure - Freehold

ENTRANCE HALL
5'11" x 3'11"

Composite double glazed front door, tiled flooring, a light fitting, electric radiator and an alarm.

LOUNGE
18'0" x 16'6"

Large PVC double glazed window to front, carpet flooring, a spot lit ceiling with additional wall lighting, and a gas fire with open flu.



HALLWAY

12'2" x 5'9"

Carpet flooring, a spot lit ceiling, radiator, fire alarm and stairs to the first floor.

OFFICE

10'5" x 5'11"

Carpet flooring, a light fitting, electric radiator, and internal access door to garage.

WC

5'11" x 5'10"

Low level WC and a vanity sink and storage cupboard. Integrated washer dryer, PVC double glazed window to the side aspect, tile flooring, a light fitting, extractor, consumer unit and understairs storage.

KITCHEN

17'11" x 8'11"

Open plan to diner, PVC double glazed window and French patio doors to rear garden, tiled flooring, spot lit ceiling and a radiator. Base and eye units with laminate worktops, a composite sink and drainer, integrated Dishwasher and bins, with space for fridge freezer including plumbing for an American unit. Diplomat range double oven with 7 gas ring hob, with extractor over and breakfast bar diner fitting.

DINING ROOM

11'11" x 10'5"

PVC double glazed window to the rear, tiled flooring, ceiling and wall light fitting, and a radiator.

RECEPTION ROOM

17'3" x 8'2"

PVC double glazed patio doors to the garden, carpet flooring, wall lighting and an electric radiator. Separate storage room, with wooden panelled walls, tiled

flooring, and a light fitting. A storage cupboard housing the gas meter and storage room consumer unit.

STAIRS/LANDING

Carpet flooring, spot lit ceiling with additional wall lighting, a fire alarm, radiator and storage Cupboard housing the combination Baxi boiler. Loft access with ladder, electric and light.

BEDROOM

17'11" x 10'5"

PVC double glazed bay window to the front aspect, carpet flooring, a light fitting and a radiator.

ENSUITE

8'7" x 5'1"

PVC double glazed window to rear, fully tiled floor and walls, and a spot lit ceiling with radio speakers. Low level WC, marble Vanity sink with lower storage, mains fed shower cubicle, and a heated towel rail.

DRESSING ROOM

8'8" x 4'10"

Carpet flooring, a light fitting, radiator and built in shelving and rails.

BEDROOM

11'0" x 8'0"

PVC double glazed bay window to the front aspect, carpet flooring, a light fitting, a radiator and built in wardrobes.

BEDROOM

9'1" x 9'0"

PVC double glazed bay window to the rear aspect, carpet flooring, a light fitting, and a radiator.

BEDROOM

10'8" x 7'5"

PVC double glazed bay window to the front aspect, carpet flooring, a light fitting, and a radiator.

BATHROOM

8'11" x 8'6"

4 piece suite, including a low level WC, vanity sink with storage, jacuzzi bath and integrated tv to wall, mains fed shower cubicle, and a heated towel rail. PVC double glazed window to rear, spot lit ceiling and built in radio speakers, with fully tiled floor and walls.

GARAGE

Integrated single garage with electric door, sockets and light.

OUTSIDE SPACE

The front has a block paved drive for two vehicles, with mature bushes and shrubs. The rear fence enclosed south east facing garden, is mostly patio with gravel areas. A summer house lighting, water supply and side gate access to front.

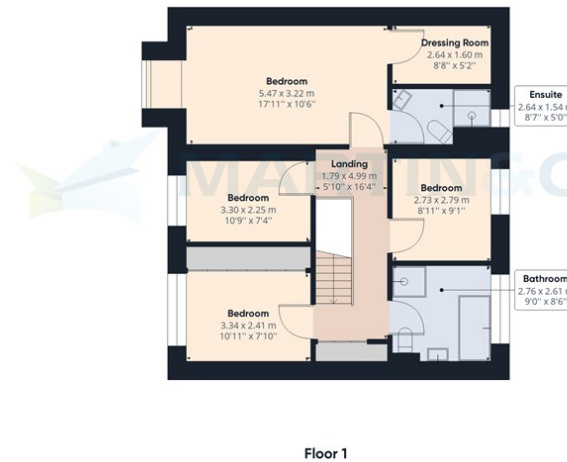
Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Approximate total area⁽¹⁾
 164.81 m²
 1773.97 ft²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.