

Tiber Road, North Hykeham, Lincoln



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House - Semi-Detached 4 Bedrooms, 4 Bathroom

£240,000

Date Available: Deposit:

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- Family Home
- No Onward Chain
- Two Reception Rooms
- · Master Bedroom with Ensuite
- · Landscaped Rear Garden
- Off Road Parking
- Single Garage
- Popular Location
- Tenure Freehold
- Council Tax Band C / EPC Rating C

Four bedroom semi-detached family home within the popular Manor Farm development of North Hykeham. Comprising internally of an entrance with cloakroom, living room, dining room and kitchen, four bedrooms. master with ensuite and a family bathroom. Sold with no onward chain.







Four bedroom semi-detached family home within the popular Manor Farm development of North Hykeham. Comprising internally of an entrance with cloakroom, living room, dining room and kitchen, four bedrooms. master with ensuite and a family bathroom. Off road parking, single garage and a landscaped rear garden. Sold with no onward chain.

North Hykeham is situated to the south of Lincoln, benefitting from local schooling and amenities plus easy access to the A46 bypass and train station.

EPC Rating - C

Council Tax Band - C

Tenure - Freehold

Entrance Hall

Composite entrance door with side panels, laminate flooring, radiator, Honeywell thermostatic control and a light fitting. Stairs rising to the first floor.

Cloakroom

6'5" x 2'9"

Low level WC, vanity sink, PVC window, carpet flooring, radiator, light fitting and the mains consumer unit.

Living Room

20'0" x 10'10" (max measurements).

PVC box bay window to the front with PVC French doors to the rear, carpet flooring, two radiators and two light fittings plus a feature electric fire with hearth and surround.

Dining Room

12'8" x 9'7" (max measurements).

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

10'7" x 9'5" (approx.)

Base and eye level units with square edge work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted double oven with gas hob and extractor over, space and plumbing for both a washing machine and a dishwasher plus further under counter space for a fridge. PVC window and PVC door looking out to the garden, housed Ideal gas boiler with Drayton controls below, tiled flooring, radiator, light fitting and an under stairs storage cupboard.

Stairs / Landing

Carpet flooring, PVC window to the rear, light fitting, radiator and access to the loft.

Bedroom

10'10" x 9'5" (approx.)

PVC window to the front, carpet flooring, radiator and a light fitting.

Ensuite

7'1" x 4'7" (approx.)

Low level WC, vanity sink and a thermostatic corner shower cubicle. Carpet flooring, radiator, PVC window to the front, light and extractor.

Bathroom

6'9" x 6'6"

Low level WC, vanity sink and a panel bath with shower head and hose attachment. Carpet flooring, radiator, PVC window to the side, light and extractor.

Bedroom

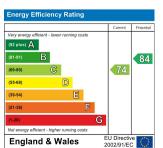
8'2" x 7'9"

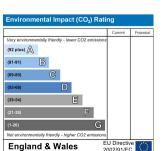
PVC window to the rear, carpet flooring, radiator and a light fitting.

Bedroom

11'1" x 9'4"

PVC window to the front, carpet flooring, radiator and a light fitting. Shelved airing cupboard housing the hot water cylinder.













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