



Wath Lane
South Hykeham

MOUNT & MINSTER



Wath Lane

South Hykeham

- Popular Location
 - 4 Bedrooms
- En-Suite to Master
- Integral single garage
- Newly installed boiler in 2022
- Open views to the rear



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INTRODUCTION

Four bedroom detached family home situated in a peaceful location within South Hykeham. Accommodation comprises of Entrance Hall, downstairs WC, spacious Lounge , Snug room. Kitchen, Utility and Dining Room. To the first floor Master bedroom with en-suite, three further Bedrooms and Family Bathroom. Outside the property benefits from gardens to the front and rear with a gravel driveway providing ample parking for several vehicles, along with an integral single garage. The property further benefits from a new boiler which has been fitted this year, along with recently fitted uPVC windows throughout.

LOCATION

Hykeham has a wealth of amenities to suit all ages to include schools, doctors, leisure facilities, supermarkets, public houses, restaurants and takeaways. There is a regular bus service into Lincoln City Centre and also towards the A46 bypass heading towards Newark which offers good rail links to London.

ACCOMMODATION

Entrance Hall

Wood effect flooring, radiator, light fitting, stairs rising to first floor landing.

Snug

Carpet, radiator, light fitting, uPVC double glazed window to rear elevation

Lounge

Carpet, uPVC double glazed window to front elevation, Upvc patio doors to rear elevation, Radiator x 2, Gas stove, ceiling light fittings.

Kitchen

Tiled flooring, range of wall and base units, roll top work surfaces over, stainless steel sink and drainer, tiled splashbacks, Rangemaster gas oven, space and plumbing for dishwasher, ceiling light fittings, uPVC double glazed window to rear.





Dining Room

Tiled flooring, feature ceiling light fittings, uPVC double glazed window to front elevation.

Utility

Stable door leading to rear elevation, uPVC double glazed window to rear, free standing unit with Belfast sink, space and plumbing for washing machine and dryer, along with free standing fridge freezer, tiled flooring, pedestrian door providing access to the garage.

WC

Tiled flooring, uPVC double glazed window to side, low level pedestal, wall mounted sink with tiled splashback.

Garage

With power and light housing boiler

Landing

Carpet, uPVC double glazed window to front elevation, radiator x2 , access to loft space, ceiling light fittings

Master Bedroom

Carpet, uPVC double glazed window to front elevation, radiator, ceiling light fitting

En-Suite

Tiled flooring, sink in vanity unit, shower cubicle with mains shower over, tiled splashbacks, uPVC double glazed window to rear, low level WC, wall mounted heated towel rail.

Bedroom Four/Dressing Room

Carpet uPVC double glazed window to rear, radiator, ceiling light fitting.

Bedroom Three

Carpet, uPVC window to front elevation, fitted wardrobes, radiator





Bathroom

Tiled effect flooring, uPVC double glazed window to rear, tiled splashbacks, low level WC, pedestal wash hand basin, shower cubicle with electric shower over, bath with mixer taps, airing cupboard housing hot water cylinder, wall mounted heated towel rail.

Bedroom Four

Wooden laminate flooring, radiator, uPVC double glazed window to side, wooden velux to rear, ceiling light.

OUTSIDE

To the front the property is primarily laid to lawn, with a gravel driveway providing ample parking for several cars, mature beds. To the rear the garden is primarily laid to lawn with mature beds and open views, further benefiting patio area for alfresco dining.

METHOD OF SALE

For sale by way of private treaty.

TENURE

Freehold with vacant possession on completion.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C

COUNCIL TAX BAND

Council Tax Band: E

VIEWINGS

Viewing via sole agents, Mount & Minster (01522 716204).

PARTICULARS

Drafted and photographed following clients' instruction September 2022.

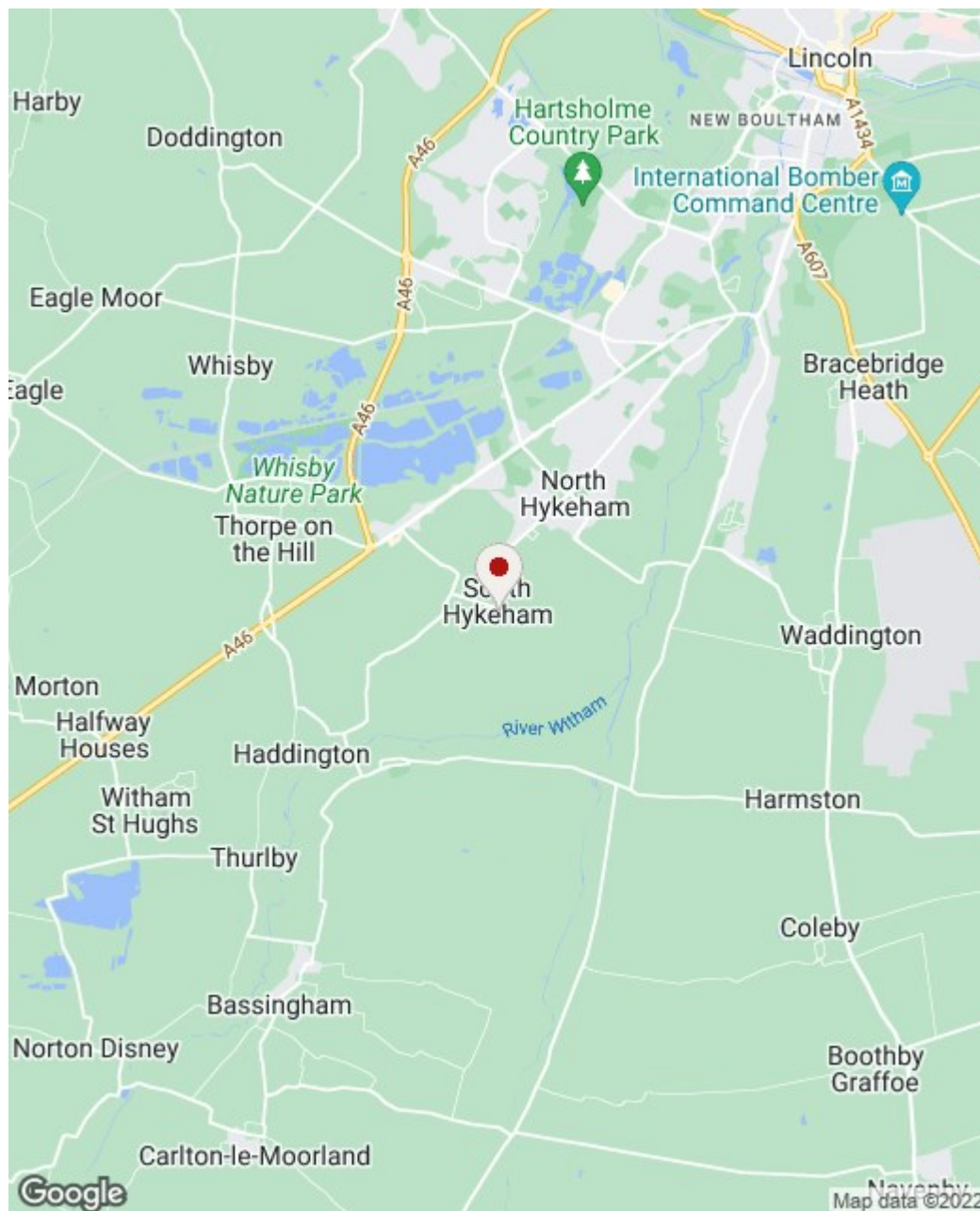
ADDITIONAL INFORMATION

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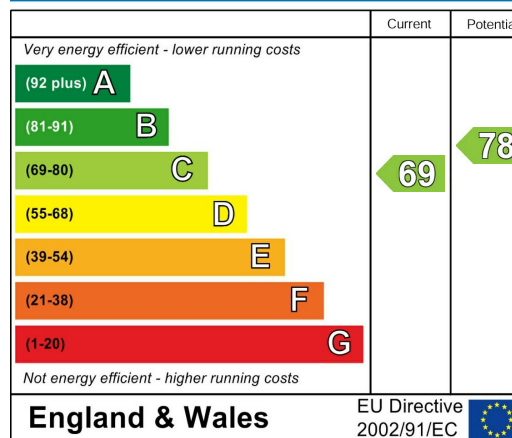




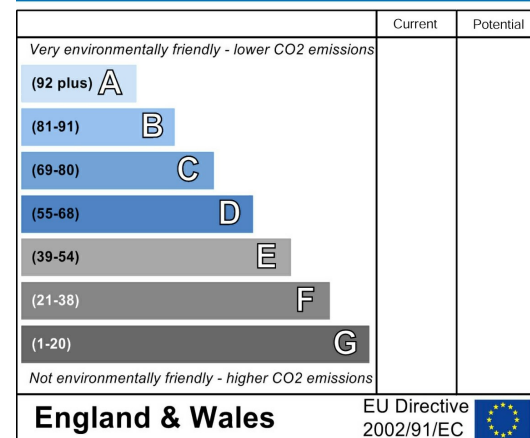
Total area: approx. 180.4 sq. metres (1942.3 sq. feet)
SIZES AND DIMENSIONS ARE APPROXIMATE. WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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4 Wath Lane, South Hykeham

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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