



Cambrian Way, North Hykeham, Lincoln

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 OLIVER REILLY





Growing old  
Growing up



# Cambrian Way, North Hykeham, Lincoln

Asking Price: £275,000

- SUPERB THREE-STOREY HOME
- DESIRABLE LOCATION. CLOSE TO AMENITIES
- FIRST FLOOR BATHROOM & SECOND FLOOR EN-SUITE
- DELIGHTFUL LOW-MAINTENANCE GARDEN
- EASE OF ACCESS ONTO A46 & TO LINCOLN CITY CENTRE
- FOUR BEDROOMS & VERSATILE LAYOUT
- GENEROUS LOUNGE & DINING KITCHEN
- ATTACHED GARAGE & BLOCK PAVED DRIVEWAY
- DOUBLE GLAZING & MODERN GAS COMBINATION BOILER
- NO CHAIN! Tenure: Freehold EPC 'tbc'

## THREE STOREY GLORY...!

This eye-catching end town house stands proud in a quiet and immensely sought-after cul-de-sac location. Surrounded by heaps of excellent local amenities, schools and fantastic transport links. Including ease of access onto the A46. Hosting ease of access to Lincoln, Newark and Grantham. This smart and stylish home boasts a highly adaptable internal layout. Perfect for any growing family. The substantial accommodation comprises: Inviting entrance porch, large living room, equally spacious dining kitchen, walk-in store, which could be reverted back to a ground floor W.C. The first floor hosts A luxurious family bathroom and THREE BEDROOMS. The spacious second bedroom boasts extensive fitted wardrobes. Bedroom four is currently utilised as a dressing room, with a large fitted wardrobe. The second floor enjoys a COPIOUS DUAL-ASPECT MASTER BEDROOM. Leading into an en-suite shower room. The majority of windows are enhanced by HIGH-QUALITY FITTED SHUTTERS. Adding a touch of class to the room! Externally, the property commands a wonderful corner plot position. Enhanced with a strong degree of kerb appeal. There is a driveway to the rear elevation, leading into an attached single garage. Providing power, lighting and scope to be utilised into additional living accommodation. If required. Subject to relevant approvals. The rear garden is well-appointed and of general low-maintenance. Having been hard-landscaped. Providing a perfect space for relaxing or entertaining! Further benefits of this attractive contemporary GEM include double glazing and gas fired central heating. MAKE THIS ENVIABLE HOME YOURS! Do not delay... Book your viewing TODAY! Marketed with NO ONWARD CHAIN!



### ENTRANCE PORCH:

5'2 x 3'4 (1.57m x 1.02m)

A complementary and inviting reception space. Of brick built construction. Accessed via a NEWLY INSTALLED oak composite entrance door, with obscure glass panels. Exposed block paved flooring, a double panel radiator, recessed ceiling spotlight and access into the large lounge, via an obscure glass internal door.

### LARGE LOUNGE:

14'8 x 14'6 (4.47m x 4.42m)

A spacious reception room. Providing carpeted flooring, stairs rising to the first floor, a double panel radiator, TV/internet connectivity point, alarm control panel, central heating thermostat, recessed ceiling spotlights and a double glazed window to the front elevation, with fitted Venetian blind. Access into the dining kitchen. Max measurements provided.

### SPACIOUS DINING KITCHEN:

13'8 x 11'8 (4.17m x 3.56m)

Of complementary modern design. Providing tiled flooring. The complementary shaker-style fitted kitchen hosts a range of cream wall and base units with light wood-effect laminate roll-top work surfaces over and multi-coloured tiled splash backs. Inset 1.5 bowl ceramic sink with flexi-spray mixer tap and drainer. Integrated electric oven with four ring ceramic hob over and stainless steel extractor hood above. Provision for a freestanding fridge freezer and under-counter plumbing/ provision for a washing machine, tumble dryer or dishwasher. Sufficient space for a large dining table. Recessed ceiling spotlights, double panel radiator, TV point, and access to the concealed electrical RCD consumer unit. Two double glazed windows to the rear elevation. Both benefiting from complementary bespoke fitted shutters. An obscure uPVC double glazed rear external door gives access into the garden. Internal access into the walk-in store. Max measurements provided.

### WALK-IN-STORE/ POTENTIAL GROUND FLOOR W.C.:

5'5 x 2'9 (1.65m x 0.84m)

Formerly a ground floor W.C. with plumbing still in place to be re-instated. If required. Providing tiled flooring, recessed ceiling spotlights, an extractor fan and sufficient storage space.

### FIRST FLOOR LANDING:

15'3 x 3'1 (4.65m x 0.94m)

With carpeted flooring, two ceiling light fittings and a smoke alarm. Access into the family bathroom and three of the four bedrooms.

### BEDROOM TWO:

14'8 x 8'5 (4.47m x 2.57m)

A LOVELY DOUBLE BEDROOM. Located at the front of the house. Providing carpeted flooring, a ceiling light fitting, double panel radiator, TV point and an extensive fitted wardrobe with shelving and clothes hanging facilities. Two double glazed windows to the front elevation. Both with complementary bespoke fitted shutters. Max measurements provided.

### BEDROOM THREE:

11'5 x 8'2 (3.48m x 2.49m)

A further DOUBLE BEDROOM. Located to the rear of the house. Providing carpeted flooring, a ceiling light fitting, double panel radiator, TV point and a double glazed window to the rear elevation, with complementary bespoke fitted shutters. Overlooking the low-maintenance enclosed garden.







#### **FAMILY BATHROOM:**

7'5 x 5'9 (2.26m x 1.75m )

Of luxurious modern design. Providing complementary tiled flooring. A wooden panelled bath with chrome mixer tap and over-head showering facility. A low-level W.C with integrated push-button flush and a superb oval sink unit with chrome mixer tap. Inset to a fitted vanity storage unit, with granite work surface above. Chrome heated towel rail, medium height wall panelling, a ceiling light fitting and extractor fan.

#### **BEDROOM FOUR:**

6'5 x 4'4 (1.96m x 1.32m)

Currently utilised as a walk-in dressing room. A well-appointed single bedroom. Providing carpeted flooring, a ceiling light fitting, EXTENSIVE fitted wardrobe with soft-close sliding doors and a double glazed window to the rear elevation, with complementary bespoke fitted shutters. Enjoying great scope to also be utilised as a home office or child's bedroom. Max measurements provided up to FITTED WARDROBES.

#### **MASTER BEDROOM:**

21'7 x 14'8 (6.58m x 4.47m)

Located on the second floor. A SUPERB DOUBLE BEDROOM. Enjoying ample space. Providing carpeted flooring, an open-spindle balustrade, recessed ceiling spotlights, two double panel radiators, a TV point, a Velux roof light to the rear elevation and a double glazed window to the front elevation. Both benefiting from complementary bespoke fitted shutters. Access into the en-suite shower room. Max measurements provided.

#### **EN-SUITE SHOWER ROOM:**

9'3 x 5'4 (2.82m x 1.63m)

Of stylish modern design. Providing laminate flooring. A fitted shower cubicle with mains shower facility and floor to ceiling wall tiling. A low-level W.C with integrated push button flush, a pedestal wash hand basin with chrome mixer tap and partial wall tiled splash backs. Chrome heated towel rail, shaver point, recessed ceiling spotlights and a double glazed Velux roof light to the rear elevation.

#### **ATTACHED SINGLE GARAGE:**

16'6 x 8'4 (5.03m x 2.54m)

Accessed via a manual up/ over garage door. Providing power, lighting, a loft hatch access point, carbon monoxide alarm and access to the modern 'IDEAL' gas combination boiler. Enjoying great scope to be utilised into additional living accommodation, if required. Subject to relevant approvals.

#### **EXTERNALLY:**

The property stands on an enviable corner plot position. A wrap-around paved pathway gives access to the front entrance door. The well-appointed and beautifully maintained low-maintenance rear garden has been hard-landscaped. Enjoying gravelled and partially planted borders. There is an extensive paved seating area, directly accessed from the dining kitchen. An external light, access to the concealed gas and electricity meter boxes. Fully enclosed side and rear boundaries. A side access gate opens onto the block paved driveway, which in-turn leads to the attached single garage.

#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler, an alarm system and double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

#### **Approximate Size: 1,292 Square Ft.**

Measurements are approximate and for guidance only. This includes the attached garage.

**Tenure: Freehold. Sold with vacant possession.**

#### **Local Authority:**

North Kesteven District Council.

#### **Council Tax: Band 'B'**

#### **EPC: Energy Performance Rating: 'bbc'- On Order**

#### **Local Information & Amenities: North Hykeham**

This property is pleasantly positioned in a highly sought-after residential location. Set within the popular area of North Hykeham. Situated South West of Lincoln. The property is close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, a range of public houses and a popular train station. There is ease of access onto the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark. The Manor Farm estate benefits from Co-op food store, hairdressers, fish and chip takeaway and reputable Manor Farm Academy primary school.

#### **Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

#### **Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### **Draft Details-Awaiting Approval:**

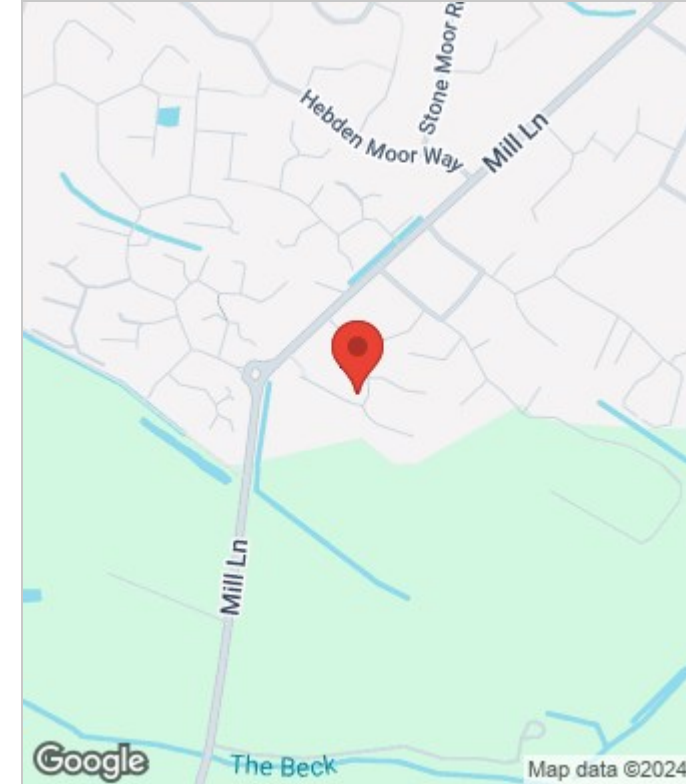
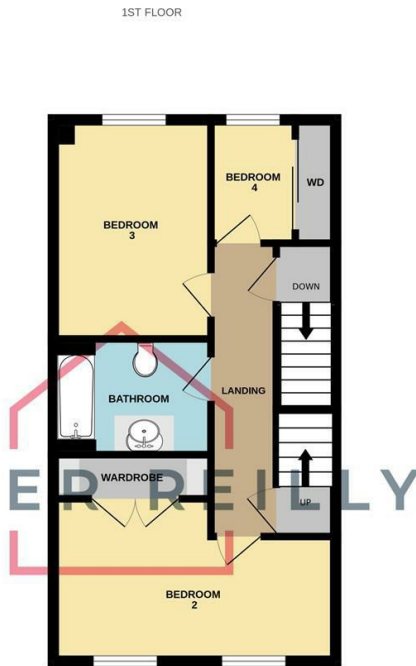
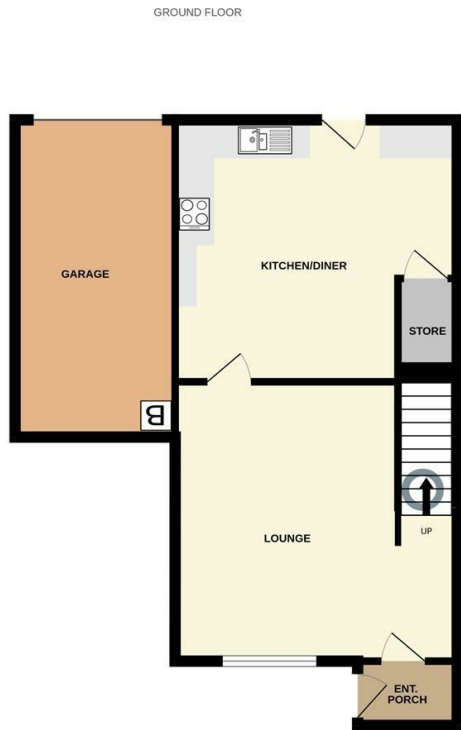
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.











### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	