EPC TO FOLLOW

Ground Floor
Approx. 71.8 sq. metres (773.1 sq. feet)

Shower Room

Kitchen

Utility

Boiler

Dining Room

Porch

Bedroom 4/ Study

Entrance Hall

Living Room
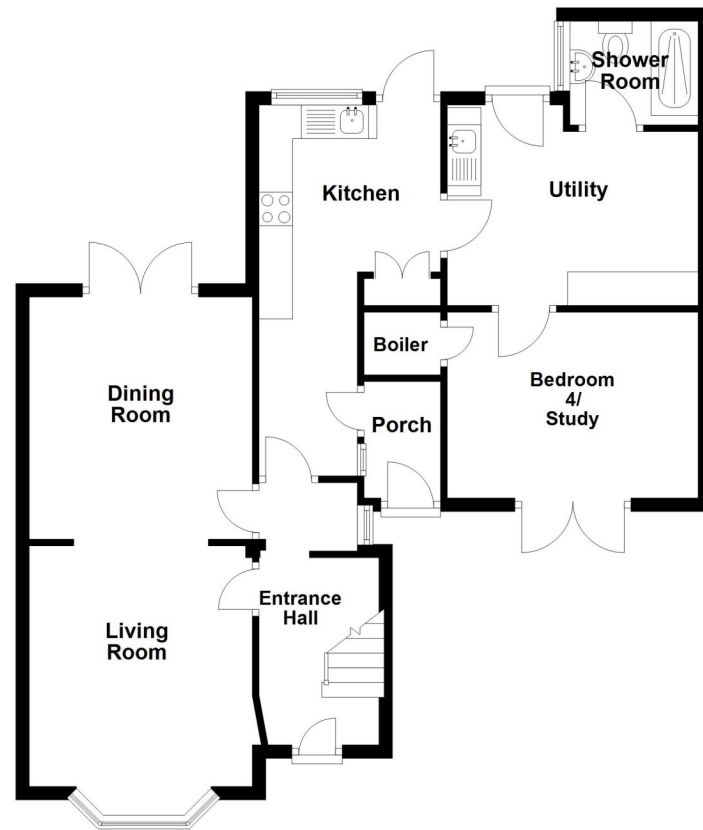
First Floor
Approx. 49.2 sq. metres (529.9 sq. feet)

Bathroom

Bedroom 2

Landing
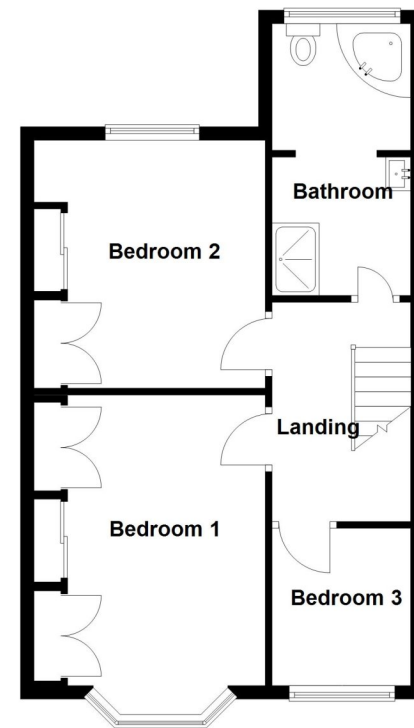
Bedroom 1

Bedroom 3

Total area: approx. 121.1 sq. metres (1303.0 sq. feet)

78 Main Street, North Kyme, Lincoln, Lincolnshire, LN4 4DG

£275,000 Freehold

Situated in the well desired village of North Kyme, this Four Bedroom semi-detached property is well presented throughout and offers spacious accommodation. The property comprises of Entrance Hall, Lounge, Kitchen/Breakfast Room, Dining Room, Downstairs Bedroom, Utility, Downstairs Shower Room, Three well-proportioned Bedrooms, and a Family Bathroom. The current owner has made numerous improvements including the benefit of a newly fitted boiler and oil tank, solar panels which are owned, vastly decreasing the electric bills, new flooring and being fully redecorated throughout. The old Garage has been converted into a Downstairs Bedroom with its own Kitchenette/Utility and Shower Room with its own separate lockable doors, making this a potential annexe option or offering flexible living. Externally the property has a fully enclosed rear garden, Detached garage to the front, and a large gravelled driveway offering ample off street parking.

A viewing is highly advised to appreciate the size and position this fantastic home has to offer.

FOUR BEDROOM HOME | FLEXIBLE LIVING | NEW FLOORING | STYLISH FAMILY BATHROOM | AMPLE PARKING | SOLAR PANELS OWNED | RECENTLY RENNOVATED | SPACIOUS ACCOMMODATION | DETACHED GARAGE
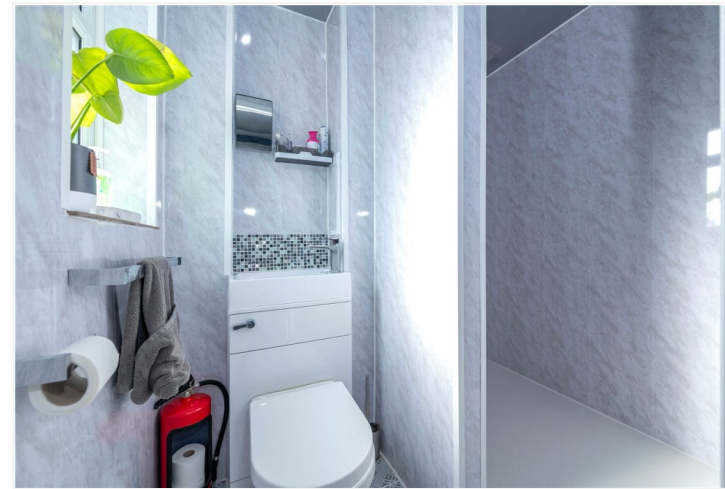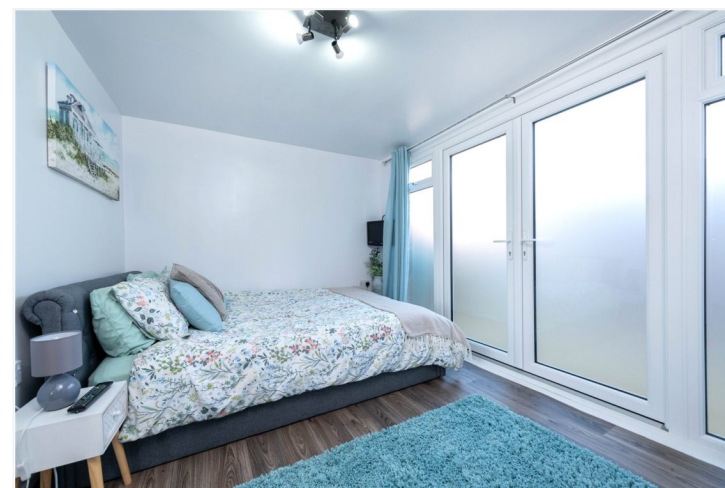
ACCOMMODATION

Entrance Hall

Living Room - 11'9" x 11'9" (3.58m x 3.58m)

Dining Room - 11'10" x 11' (3.6m x 3.35m)

Kitchen - 8'10" x 6'10" (2.7m x 2.08m)

Utility Room - 12'3" x 10'6" (3.73m x 3.2m)

Bedroom Four/Study - 12'3" x 9'1" (3.73m x 2.77m)

En-Suite Shower Room

Bedroom One - 14'2" x 11'1" (4.32m x 3.38m)

Bedroom Two - 12'1" x 11'1" (3.68m x 3.38m)

Bedroom Three - 7'8" x 6'10" (2.34m x 2.08m)

Family Bathroom

Garage - 13'6" x 10'1" (4.11m x 3.07m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B