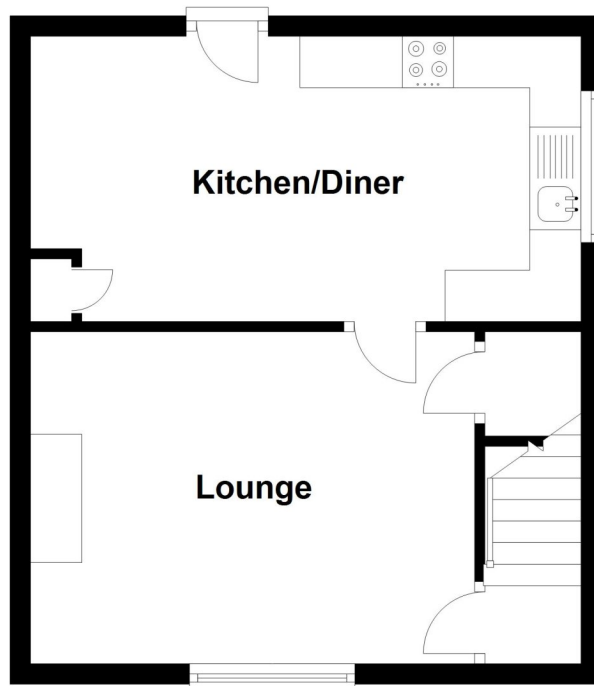


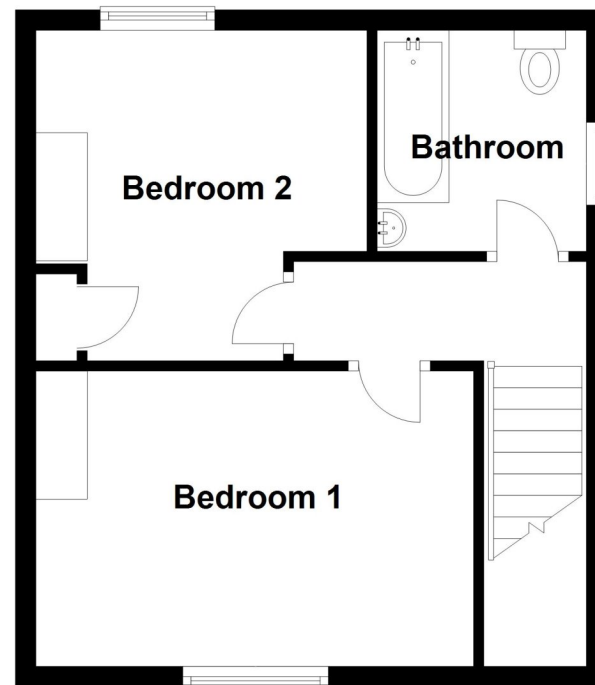
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor
Approx. 32.8 sq. metres (353.4 sq. feet)



First Floor
Approx. 33.3 sq. metres (358.3 sq. feet)



Total area: approx. 66.1 sq. metres (711.7 sq. feet)

43 High Street, South Kyme, Lincoln, LN4 4AD

£203,300 Freehold

This Two Double Bedroom non-estate property is situated in the quiet and idyllic village of South Kyme. The full plot extends to just under 1/4 acre in total, providing more than enough space for a potential extension to the rear (subject to the necessary planning consents) Boasting ample off street parking for numerous vehicles, the property is further enhanced with the benefit of a detached garage and brick outbuilding. Ideal purchase for investors or first time buyers alike.

TWO DOUBLE BEDROOMS | PLOT EXTENDING TO APPROX 1/4 ACRE |
POPULAR VILLAGE LOCATION | DETACHED GARAGE | AMPLE PARKING |
FIELD VIEWS TO THE REAR

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ACCOMMODATION

Lounge - 14'3" x 12'2" (4.34m x 3.7m) With UPVC window to front aspect, radiator, power points, TV point, telephone point, coving to ceiling and under stairs storage cupboard.

Kitchen/Diner - 17'7" x 9'1" (5.36m x 2.77m) Benefitting from a range of base and eye level units with bevelled edge worktop over, stainless steel sink, space for cooker, space for fridge freezer, space and plumbing for washing machine, UPVC window to side aspect, part UPVC door to rear aspect, radiator, coving to ceiling and free standing boiler.

Bedroom One - 14'3" x 9'5" (4.34m x 2.87m) With UPVC window to front aspect, power points, radiator and built in wardrobe.

Bedroom Two - 12'7" x 11' (3.84m x 3.35m) With UPVC window to rear aspect, power points, radiator and airing cupboard.

Family Bathroom - Benefitting from a three piece suite comprising low level w/c, hand wash basin, panel bath, radiator and UPVC window to side aspect.



Outside - To the front and side of the property is a large lawned area and concrete driveway offering ample off street parking for up to six vehicles, leading to a hard standing parking area in front of the detached garage. The rear garden is of particular note, being non overlooked, principally laid to lawn with numerous established trees, plants and shrubs, overlooking fields to the rear, enclosed by fencing, outside light, outside tap, garage and brick outbuilding.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A