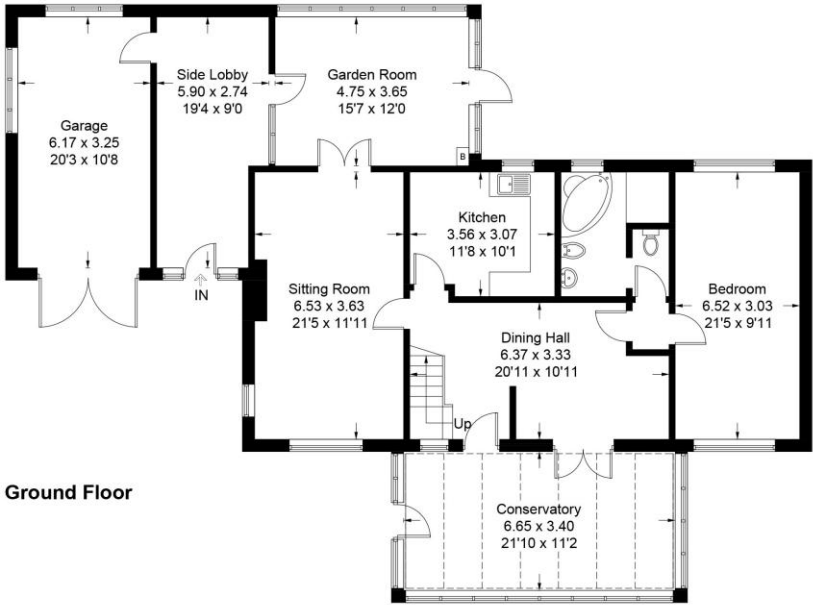


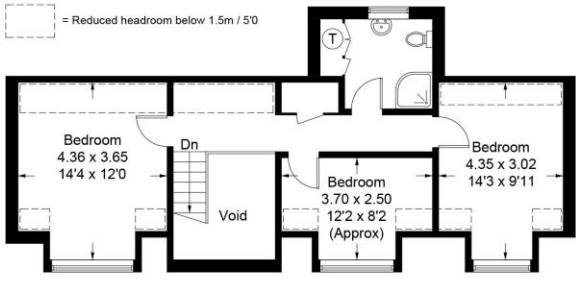
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

34 Main Street

Approximate Gross Internal Area
Ground Floor = 168.4 sq m / 1813 sq ft
First Floor = 52.9 sq m / 569 sq ft
Total = 221.3 sq m / 2382 sq ft
(Excluding Void)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



34 Main Street, North Kyme, Lincoln, Lincolnshire, LN4 4DF

£325,000 Freehold

We are pleased to offer for sale this substantial and versatile detached family home, occupying a generous plot with beautifully landscaped gardens and offering over 2,300 square feet of internal accommodation. This attractive property provides spacious and flexible living across two floors, perfectly suited to multi-generational families or those working from home. The accommodation opens with a welcoming dining hall at the heart of the home, connecting the principal reception rooms. A generously proportioned sitting room stretches over six and a half metres in length and benefits from a large window to front aspect. Adjacent to this is a kitchen, well-equipped and centrally positioned to serve both the living and dining spaces. To the rear, a large conservatory offers a light-filled space ideal for entertaining or relaxing while enjoying garden views, and a further garden room provides an additional seating or hobby area.

Over 2,300 sq ft of living space | Four spacious double bedrooms | Large, beautifully landscaped rear garden | Expansive conservatory with garden views | Ground floor bedroom and bathroom | Generous driveway with ample parking | Versatile layout for multi-generational living | Peaceful setting with excellent privacy



Hallway - Approached by a glazed hardwood door from the front conservatory the hallway is a spacious area with staircase to 1st floor, radiator, parquet flooring and french doors to the front conservatory.

Living Room - 21'5" x 11'9" (6.53m x 3.58m) Being triple aspected with windows to front and sode aspects, french doors to garden room, adam style marble fireplace with cast and tiled inset, contemporary wood effect flooring, radiator, television point.

Kitchen - 11'7" x 10'1" (3.53m x 3.07m) UPVC window to rear aspect, fitted with a range of wood effect base and eye level units with bevel edged work surfacing over, one and a half bowl stainless steel sink, space for washing machine, dishwasher and tumble dryer, ceramic tiled flooring, radiator.

Rear garden room - 16'7" x 11'9" (5.05m x 3.58m) Being of brick and UPVC construction with solid roof, door to garden.

Side Lobby - 19'6" x 9' (5.94m x 2.74m) Being dual; aspect with UPVC glazed door and 2 3/4 windows to both front and rear aspects, personal door to garage, wood effect flooring.

Groundfloor Bedroom - 20'2" x 9'9" (6.15m x 2.97m) A dual aspected room with windows to both front and rear aspects, parquet flooring, radiator, coving to ceiling.

Groundfloor Bathroom - Having opaque glazed UPVC window to rear aspect, fitted with a 4 piece suite comprising close coupled WC, corner panelled bath with mixer shower over, pedestal hand wash basin, bidet, radiator.

Landing - Staircase rises from hallway to 1st floor landing having linen store, loft access, eaves storage, radiator.

Bedroom - 14'2" x 11'9" (4.32m x 3.58m) UPVC window to front aspect, radiator.

Bedroom - 11'9" x 8'2" (3.58m x 2.5m) UPVC window to front aspect, radiator.

Bedroom - 14'2" x 10' (4.32m x 3.05m) UPVC window to front aspect, radiator.

Outside - The property is in a set back position with a generous front garden comprising a shaped lawn, concrete and gravelled driveway offering ample off street parking, established inset trees and shrubbery.

Garage 20'2" x 10'6" having twin timber doors to front aspect, windows to side and rear aspects.

Rear Garden having a concrete and patio, paved seating area, 2 well proportioned lawns with dividing paved pathway, 2nd raised paved seating area, fencing to all aspects.

DESCRIPTION

The ground floor also features a sizeable double bedroom and a contemporary bathroom, making this home particularly suitable for those seeking ground-level living.

Upstairs, the first floor comprises three further bedrooms, all of excellent proportions. The main and second bedrooms both enjoy views over the rear garden, while the third bedroom would also make an ideal home office. A modern shower room completes the first-floor accommodation. Externally, the property is set well back from the road with a large gravel driveway providing ample parking for several vehicles. The rear garden is a true highlight — extensive, private, and thoughtfully landscaped, with mature trees, lawned areas, a greenhouse, patio seating and a tucked-away hot tub area.

Situated in a desirable location and offering a rare combination of versatility, and outdoor space, 34 Main Street is an great opportunity to acquire a well-maintained home with scope for further enhancement if desired.

Viewing is highly recommended to fully appreciate everything this property has to offer.

ACCOMMODATION

Front Conservatory - 21'8" x 11'6" (6.6m x 3.5m) Being of brick and UPVC construction with a sloping polycarbonate roof, radiator, wall mounted electric heater, wood effect flooring.

