

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



35a Low Road, South Kyme, Lincoln, Lincolnshire, LN4 4AG

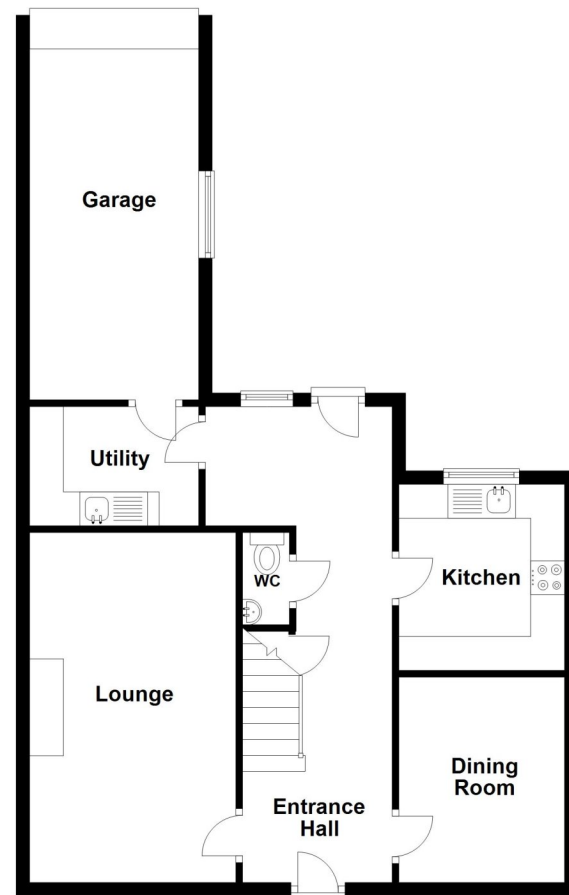
£230,000 Freehold

Winkworth are delighted to offer for sale this extremely well presented Three Bedroom Terraced Home located in the lovely village of South Kyme. The property boasts a stunning newly fitted Family Bathroom and En-Suite Shower Room, and a fantastic sized Lounge with log burner.

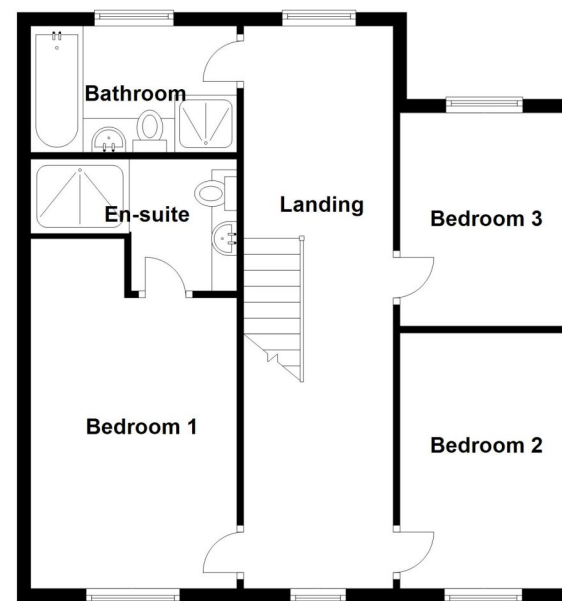
The accommodation comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Downstairs Cloakroom, Three Well Proportioned Bedrooms, En-Suite Shower Room, Family Bathroom and Integral Garage.

STUNNING BATHROOMS | MODERN DECOR THROUGHOUT | GARAGE AND PARKING | WELL PRESENTED | LOG BURNER | INTEGRAL GARAGE | IMMACULATELY MAINTAINED REAR GARDEN

Ground Floor
Approx. 66.7 sq. metres (718.1 sq. feet)



First Floor
Approx. 62.6 sq. metres (673.4 sq. feet)



Total area: approx. 129.3 sq. metres (1391.5 sq. feet)



Bedroom One - With UPVC window to front aspect, power points and radiator.

En-Suite Shower Room - Benefitting from a stunning three piece suite comprising shower cubicle with mains fed shower and rainmaker above, hand wash basin with vanity unit, low level w.c, heated towel rail and extractor fan.

Bedroom Two - With UPVC window to front aspect, power points, TV point and radiator.

Bedroom Three - Having UPVC window to rear aspect, power points and radiator.

Family Bathroom - This extremely stylish family bathroom benefits from a four piece suite comprising shower cubicle with mains fed shower above, panelled bath, low level w/c, hand wash basin with vanity unit below, extractor fan and UPVC window to rear aspect.

Outside - To the front of the property is a small lawned area with a paved pathway leading to the front door. To the rear of the property, there is a block paved driveway in front of the garage. The rear garden is of particular note, being immaculately maintained with a lawned area, large paved patio area, fencing to all aspects and side gate.

ACCOMMODATION

Entrance Hall - With part glazed door to front aspect, under stairs storage cupboard, power points, telephone point, radiator and stairs leading to the first floor landing.

Downstairs Cloakroom - Benefitting from a low level w/c, hand wash basin and heated towel rail.

Lounge - With UPVC window to front aspect, log burning stove with brick surround and stone hearth, radiator, power point and TV point.

Dining Room - With UPVC window to front aspect, power points and radiator.

Kitchen - Benefitting from base and eye level units with work surface over, one and a half sink with drainer, electric oven, electric hob with extractor hood over, space and plumbing for dishwasher and space for fridge.

Utility Room - Having base units with worktop over, space and plumbing for washing machine, space for tumble dryer, stainless steel sink, space for fridge/freezer and door into the garage.



Integral Garage - Having up and over door, personnel door into the Utility Room, power, lighting, floor standing oil boiler and UPVC window to side aspect.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B