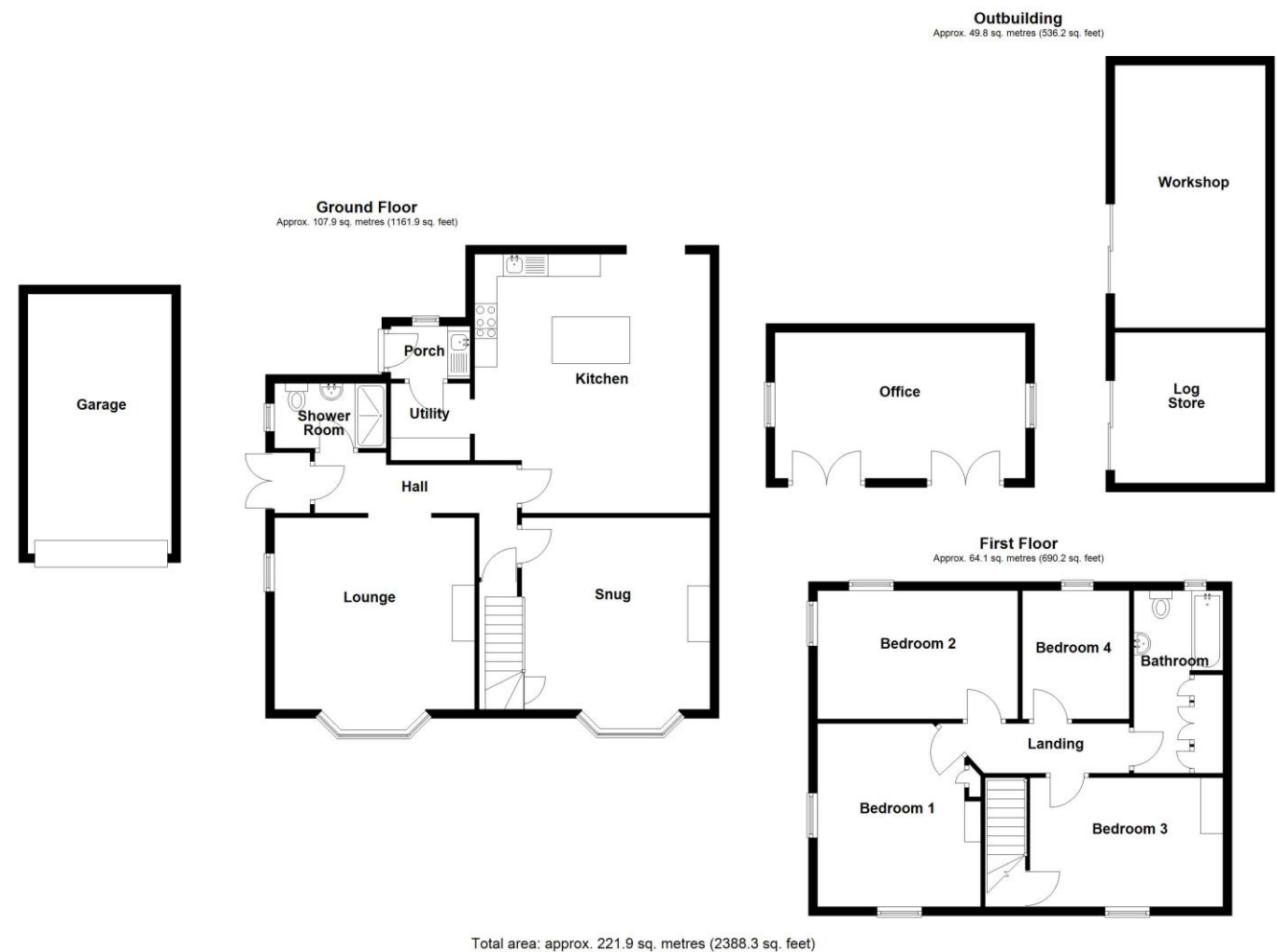


EPC TO FOLLOW



53 High Street, South Kyme, Lincoln, Lincolnshire, LN4 4AE

£450,000 Freehold

This beautiful period cottage sits proudly on a generous plot in the heart of South Kyme, one of the area's most desirable villages. The property has been sympathetically extended and beautifully maintained, offering a wonderful balance of character features and modern comfort, together with mature landscaped gardens of approximately half an acre (subject to survey). Inside, the accommodation is spacious, and includes an entrance porch and hallway, leading into the main living spaces, including a dual-aspect lounge with bay window and feature fireplace, and a snug with parquet flooring and a second wood-burning stove. At the rear, the stunning kitchen and dining area forms the heart of the home, fitted with granite worktops, a central island, integrated appliances and French doors that open onto the garden. A utility and boot room provide excellent day-to-day practicality, while a stylish ground floor shower room completes the layout.

Spacious Four Bedroom Period Cottage | Sympathetically Extended And Updated | Stunning Granite Topped Kitchen Diner | Two Reception Rooms With Fireplaces | Large Family Bathroom | Landscaped Gardens | Secure Driveway With Timber Garage | Bespoke Insulated Garden Office | Additional Workshop And Summer House | Peaceful Village



Upstairs, there are four comfortable double bedrooms, each filled with natural light, along with a large family bathroom.

The outside space is one of the property's real highlights. The wide gravel driveway, secured by gates, leads to a bespoke timber-clad garage with power door, loft storage and lighting. The rear garden is a private retreat, thoughtfully landscaped with a mix of lawns, mature trees, edged borders and secluded seating areas. There is a beautiful paved patio area with inset lighting and a pergola with a firepit provides a cosy spot to enjoy summer evenings.

A range of versatile outbuildings further enhance the appeal of this home. These include two large buildings used as a log store and workshop, a fully insulated purpose-built office with power and lighting.

The house benefits from LPG central heating controlled by a Nest system, double glazing throughout and a fully maintained security alarm.

The village has a popular pub and 18-hole golf course, as well as easy access to fishing and boating. Local schools are highly regarded, making it ideal for families.

An early viewing is strongly recommended.



ACCOMMODATION

Porch

Entrance Hall

Kitchen /Diner - 19' x 17'3" (5.8m x 5.26m)

Lounge - 14'8" x 14'1" (4.47m x 4.3m)

Snug - 14'1" x 13'10" (4.3m x 4.22m)

Utility Room - 5'10" x 5'10" (1.78m x 1.78m)

Shower Room

Bedroom One - 14'10" x 12'5" (4.52m x 3.78m)

Bedroom Two - 14'8" x 9'5" (4.47m x 2.87m)

Bedroom Three - 14'2" x 9'6" (4.32m x 2.9m)

Bedroom Four - 9'6" x 7'10" (2.9m x 2.4m)

Bathroom

Office - 18'5" x 10'10" (5.61m x 3.3m)

Workshop - 19'3" x 11'1" (5.87m x 3.38m)

Log Store - 11' x 11' (3.35m x 3.35m)

Garage - 19'2" x 10'7" (5.84m x 3.23m)

