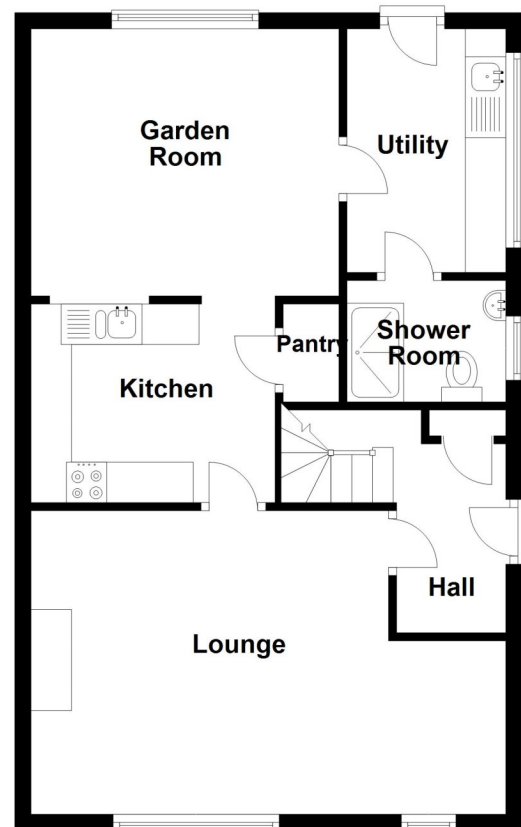


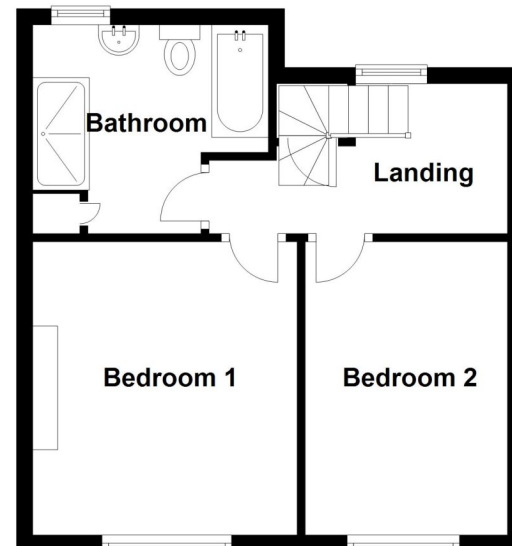
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx. 56.9 sq. metres (612.7 sq. feet)



First Floor
Approx. 34.8 sq. metres (375.0 sq. feet)



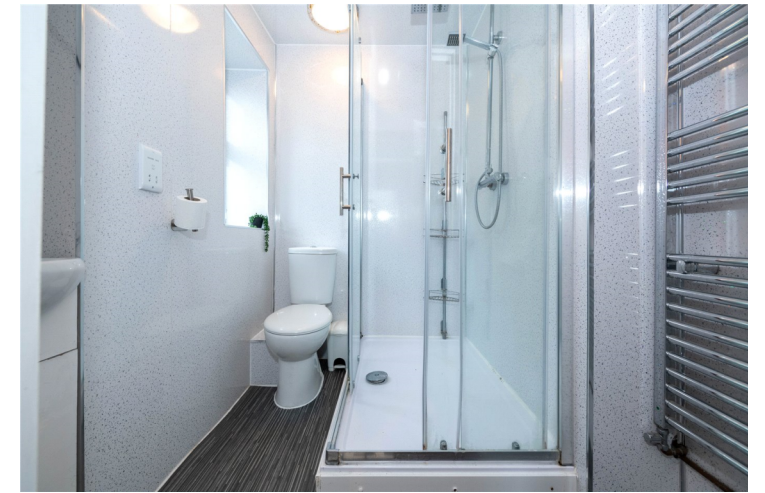
Total area: approx. 91.8 sq. metres (987.6 sq. feet)

35 High Street, South Kyme, Lincoln, Lincolnshire, LN4 4AD

£210,000 Freehold

This fantastic Semi-Detached home in the popular village of South Kyme is a gardener's dream. Inside, the property offers an inviting Entrance Hall with stairs to the first floor and a handy under-stairs storage cupboard. The spacious Lounge features two front-facing windows, a charming wood-burning stove, and a recessed snug/study area providing a cozy place to work from home. The Kitchen is well-equipped with a range of eye and base-level units, integrated appliances, and boasts a fantastic sized pantry.

Characteristic Semi House | Large Established Rear Garden | In Need of Some TLC | Lounge & Lean to Conservatory | Kitchen with Pantry | Two Double Bedrooms | Four Piece Bathroom Suite | uPVC Double Glazing | Off Road Parking | No Onward Chain



The Garden Room offers additional living space, offering views of the rear garden, while the Utility Room offers practicality with work surfaces and space and plumbing for a washing machine. There is also a stylish downstairs Shower Room.

Upstairs, there are Two Double bedrooms and a fantastic sized Family Bathroom featuring a double Shower cubicle, panel bath, low level w/c, and a hand wash basin, which has been finished to a modern standard.

Externally, the property truly shines with a mature, spacious garden offering numerous outbuildings and a large timber workshop with power and light which further adds to the versatility of this garden.

With its blend of character features, generously sized rear garden, and rural charm, this home offers a fantastic opportunity for anyone looking for a retreat to the idyllic village of South Kyme.



LOCAL AUTHORITY
North Kesteven District Council

TENURE
Freehold

COUNCIL TAX BAND
B