



King & Co.
ESTATE AGENTS

17 HADRIANS WALK, NORTH HYKEHAM
LN6 8JS
£380,000





A genuinely deceptive, spacious five double bedroom executive home situated within a highly desirable area of North Hykeham. 17 Hadrian's walk is presented to an extremely high standard throughout having been modernised and decorated by the current owners.

ENTRANCE HALL

Being wide and spacious it enjoys staircase rising to first floor, radiator, telephone point, carpet and door to;

WC

Having close coupled WC, pedestal wash handbasin, radiator, under stairs storage cupboard and tiled flooring.

LOUNGE

Enjoying double doors to rear elevation allowing access out to the adjoining rear garden patio, wall hung electric fire, radiator and fitted carpet.

STUDY

Currently being used as a nail bar the room provides great flexibility for future purchasers as to whether or not they wish to use it as a home office or games room.

Having window to front elevation, radiator, wash hand basin to one corner with splashback tiling and double cupboard below and wood effect laminate flooring

DINING KITCHEN

Boasting a comprehensive range of matching contemporary units to eye and base level including;

1 1/2 stainless steel sink and drainer unit inset to worksurface having cupboards and integrated dishwasher below while the worksurface continues along the neighbouring wall having four ring stainless steel gas hob inset with double stainless steel



extractor hub above and fitted oven below. With further units above and below including drawers and integral fridge and freezer while the worksurface extends out essentially into the room doubling up as a formal breakfast bar with two seats. Also with well proportioned dining area beyond the kitchen area, windows to front rear and side elevations, appropriate wall tiling, two radiators and tiled flooring to the kitchen area and wood affect laminate flooring to the dining area.

UTILITY ROOM

Having been remodelled from its original design to now include an embankment of fitted storage units to one wall whilst also leaving space for automatic washing machine and separate tumble dryer, therefore providing generous storage space whilst also concealing the wall hung Potterton condensing gas fired boiler.

Also with door to rear elevation, radiator and tiled flooring.

FIRST FLOOR LANDING

Having balustrade an acorn finial staircase rising to 2nd floor, radiator and carpet.

BEDROOM 1

Having windows to both front and rear elevations, the spacious bedroom boasts ample room for various wardrobes dressing tables etc whilst also having fitted airing cupboard housing hot water cylinder, two radiators, fitted carpet and with door through to;

ENSUITE

Enjoying double width fully tiled shower enclosure with chrome mixer shower unit, close couple WC, pedestal wash handbasin, appropriate wall tiling, chrome ladder effect heated towel rail, four flush ceiling down lighters and tiled flooring.

BEDROOM 4

With window to rear elevation looking out over the rear garden, fitted double wardrobe to part of one wall with two hanging rails, radiator fitted carpet.

BEDROOM 5

With window to front elevation looking out to the private road of Hadrian's walk, radiator and fitted carpet.

BATHROOM

With three-piece suite comprising; panelled bath with chrome mixer tap and showerhead attachment, close couple WC, pedestal wash hand basin, appropriate wall tiling, chrome ladder effect heated towel rail and tiled flooring.

SECOND FLOOR LANDING

Having access to loft space with pull down ladder, radiator and fitted carpet.

BEDROOM 2

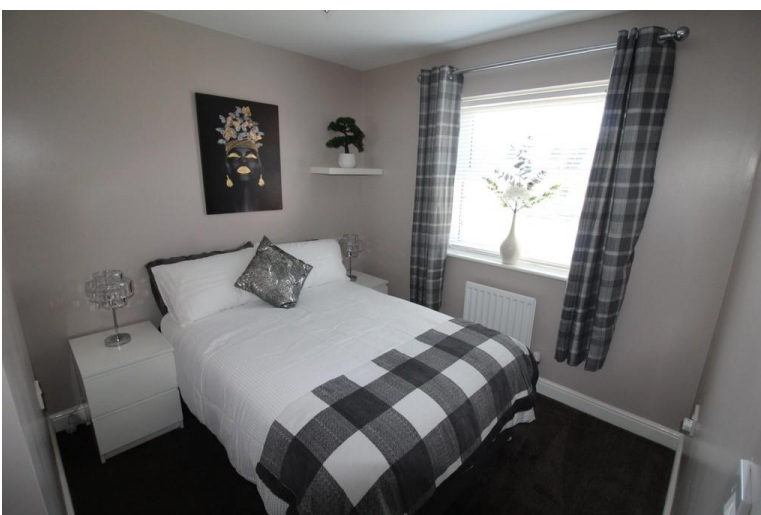
With window to front elevation and keylite skylight to rear elevation, radiator, part sloping ceilings and fitted carpet.

BEDROOM 3

With window to front elevation and keylite skylight to rear elevation, radiator, part sloping ceilings and fitted carpet.

SHOWER ROOM

Enjoying fully tiled enclosed shower cubicle with chrome mixer shower unit, close couple WC, pedestal wash handbasin with splashback tiling, part sloping ceiling with keylite window, radiator and tiled flooring.





This beautifully presented modern spacious home is situated towards the end of Hadrians Walk a private road within the highly desirable area of North Hykeham. The property boasts a private driveway which extends down one side of the property widening as it goes creating double width parking and allowing access to the;

DETACHED DOUBLE GARAGE

having been partitioned by the current owners to create one single garage a separate store and a gym and can easily be returned to an open double garage if required. The garage enjoys a pitch roof with boarding for storage, fitted units to one end, two up and over doors and power and lighting.

OUTSIDE

The rear garden is partly laid to lawn with paved patio area standing adjacent to the rear of the property whilst a pathway extends towards the rear of the Easterly facing garden to a further, larger patio creating an ideal seating/entertaining area. A pathway also extends around one side of the property having a high level brick wall to boundary creating a naturally private area currently being utilised for a hot tub. Also with; external power points and lighting.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

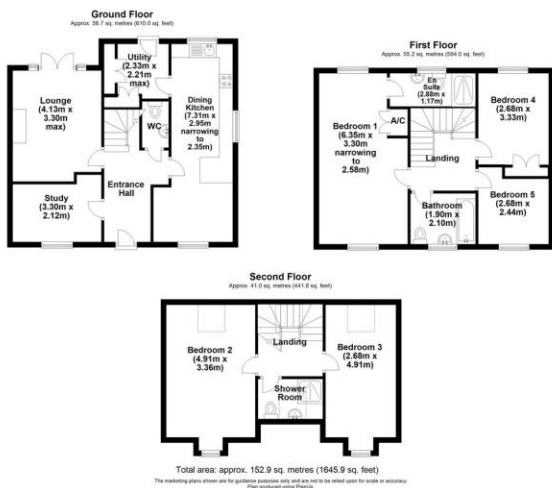
We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	77	
(55-68)	D		