

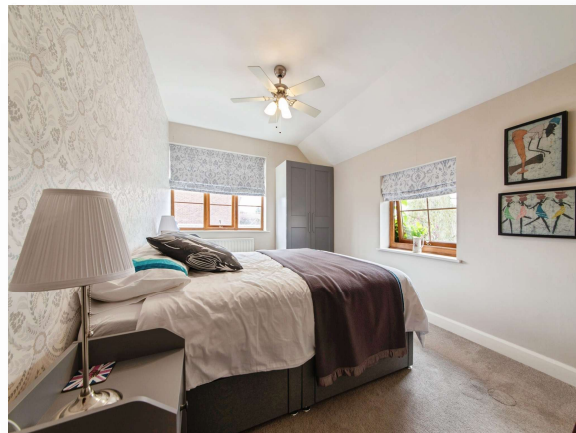


High Street, South Kyme Lincoln LN4 4AE

welcome to

High Street, South Kyme Lincoln

Occupying a generous plot in the heart of sought-after South Kyme, this beautifully presented period cottage combines character, space and modern comfort. Set within mature landscaped gardens of approximately half an acre (STS), it offers versatile living, quality outbuildings and quiet location.



Entrance Poarch/Hall

A useful side-access porch with tiled flooring provides a practical entrance to the property. The entrance hall features wood flooring, a radiator and a built in storage cupboard.

Shower Room

8' x 4' 6" (2.44m x 1.37m)

Fitted with a walk in shower, low-level W/C and a wash hand basin. Features tiled flooring, a radiator and a side-facing window providing natural light and ventilation.

Lounge

14' 9" x 14' 9" (4.50m x 4.50m)

A bright and welcoming lounge with a front bay window and side windows, fitted carpet, radiator, tv point and a wood-burner set within a brick fireplace.

Snug

14' 9" x 13' 10" (4.50m x 4.22m)

A cosy Snug featuring parquet flooring, a front bay window, radiator, and a wood burner set within a stone fireplace. A door provides access to the staircase.

Kitchen

19' 1" x 17' 3" (5.82m x 5.26m)

A well-appointed kitchen fitted with a range of wall and base units, marble worktops, and a central island with breakfast bar and built-in storage. Integrated appliances include a double oven, fridge freezer, dishwasher, and wine cooler. Further benefits include a Belfast sink, underfloor heating, tiled flooring, a corner window, and patio doors opening onto the rear garden.

Utility Room

5' 10" x 5' 9" (1.78m x 1.75m)

Fitted with a range of wall and base units, underfloor heating with tiled flooring, with space and plumbing for a washing machine.

Boot Room

7' 9" x 4' (2.36m x 1.22m)

Fitted with wall and base units, a sink, and tiled flooring. A rear-facing window and side door provide natural lighting and convenient external access.



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Landing

With fitted carpet, radiator and access to the loft space.

Bedroom 1

14' 10" x 12' 4" (4.52m x 3.76m)

A spacious double bedroom with front and side windows, fitted carpet, radiator and a built-in cupboard.

Bedroom 2

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

A well proportioned bedroom with side and rear windows, fitted carpet, radiator and a ceiling fan light.

Bedroom 3

14' 1" x 9' 6" (4.29m x 2.90m)

Front-facing window, fitted carpet, radiator and a built-in cupboard

Bedroom 4

9' 6" x 7' 9" (2.90m x 2.36m)

Rear-facing window, fitted carpet and radiator.

Bathroom

12' 9" x 7' 9" (3.89m x 2.36m)

Fitted with a shower over the bath, W/C, and wash hand basin. The room also benefits from a built-in airing cupboard, radiator, and a rear facing window.

Front Garden

Mature front garden.

Rear Garden

Hot and cold tap outside, rear patio area, and large mature rear garden, built in firepit, shed and summerhouse

Outbuildings

30' 4" x 22' 1" (9.25m x 6.73m)

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.

Parking

Detached garage with an electric door, and a gated gravel driveway.

welcome to

High Street, South Kyme Lincoln

- Generous plot of approx 0.5 acres (STS)
- Two large reception rooms
- Desirable village location
- Detached summer house, insulated home office and workshop
- Detached garage and gated driveway

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£440,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH113139 - 0004

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