



High Street, South Kyme Lincoln LN4 4AE

welcome to

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Occupying a generous plot in the heart of sought-after South Kyme, is 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 Porch

A useful side access porch with tiled flooring provides a practical entrance to the property.

Hall

Features wood flooring, a radiator and a built-in storage cupboard.

Lounge

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

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 Diner

A well-appointed kitchen fitted with a range of wall and base units, marble worktops, 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

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

Boot Room

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

Shower Room

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

First Floor Landing

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

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bedroom Four

Rear facing window, fitted carpet and radiator.

Bathroom

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

Outside Front

Mature front garden with a gated gravelled driveway.

Detached Garage

Detached garage with an electric door.

Rear Garden

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

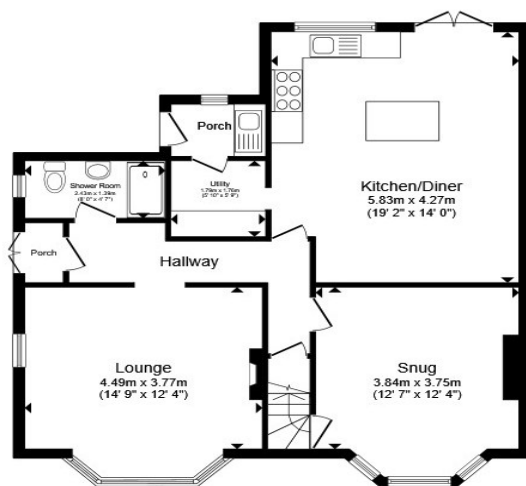
Outbuildings

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.

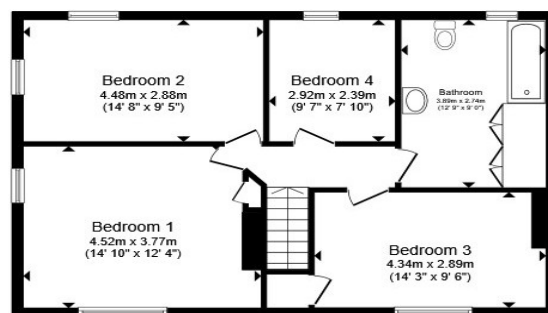


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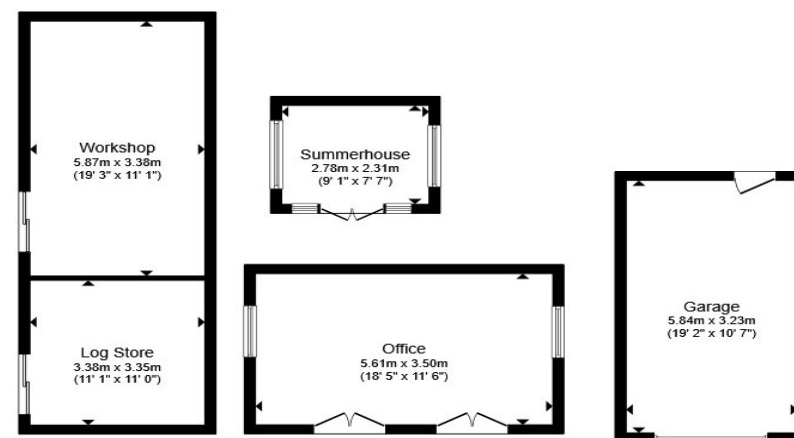




Ground Floor



First Floor



Outbuilding

Total floor area 223.4 m² (2,405 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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 - 0006

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