



39 Main Street, North Kyme, Lincoln, LN4 4DF

Asking Price £285,000

Nestled on Main Street in the charming village of North Kyme, Lincoln, this delightful property offers a perfect blend of comfort and modern living. Built in 1977 the home features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The property boasts a spacious reception room, conservatory with full roof and two outdoor insulated wooden sheds, providing a welcoming area for relaxation and entertaining guests.

For those who value energy efficiency, this home is equipped with solar panels and a 50ah battery system, significantly reducing energy costs and environmental impact. The property is also pet-friendly, featuring high-quality washable vinyl click flooring, making it easy to maintain and perfect for households with furry companions. One of the standout features of this residence is the large bathroom, which includes a separate shower, ensuring convenience for all family members.

Parking is a breeze with a gated driveway that accommodates up to three vehicles, along with a garage for additional storage or vehicle protection. This property truly offers a wonderful opportunity to enjoy village life while benefiting from modern amenities and energy efficiency. Don't miss the chance to make this lovely house your new home.

The property has oil fired central heating with radiators to all rooms, a log burner with wood stores outside and UPVC double glazing with leaded glass producing an EPC of: TBA.



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Location Location Location

North Kyme is a small fenland village that lies seven miles north of Sleaford on the A153. Located just at the edge of the Lincolnshire fens it has a population 458 which includes the out-lying farms and houses within the parish boundary.

The village boasts one of the most active village halls in the county. The hall along with the Plough Inn pub and St Lukes church form the hub of our community.

Events are always plentiful in the village, driven by an excellent village hall committee and a forward thinking parish council. Being close to Woodhall Spa and South Kyme golf clubs as well as being in easy reach of the Battle of Britain Memorial Flight at RAF Coningsby,

Lounge/Dining Room

23'10" x 13'10" (7.27m x 4.22m)

Window to front elevation, vinyl click quality flooring, fireplace with inset log burner, patio doors to conservatory at the dining end and two doors into the room, one from the hall and the other from the kitchen making it easy to carry dinner plates from the kitchen.

Kitchen

9'9" x 11'10" (2.96m x 3.61m)

Window to front & side elevations, having a range of wall and base units with block worktops and centre island, built in double oven, 4 ring gas hob (LPG) with extractor hood above, splash-back tiling, dishwasher, under counter fridge and freezer included, one and half bowl sink with mixer tap, vinyl tiled floor, featuring original beamed ceiling and pendant lighting.

Hall

13'10" x 11'10" (4.21m x 3.61m)

The property is entered through an upper glazed UPVC door into the hall with adjacent window, having portico over, and two outside lantern lights. Inside the hall there is storage cupboard for coats, some useful shelving, stairs to first floor landing, pendant lighting, alarm keypad, vinyl click quality flooring, doors to utility, kitchen and lounge.

Utility & WC

7'4" x 5'0" (2.23m x 1.52m)

Window to side elevation, close-coupled toilet and hand wash basin, space and plumbing for washing machine with tumble dryer going on top, floor standing oil boiler which is regularly serviced and extractor fan.

Conservatory/Garden Room

A conservatory but being more usable all year round due to having an insulated fully pitched roof, tiled flooring, electric sockets and lighting with patio doors to rear garden.

Garage

18'8" x 9'4" (5.70m x 2.84m)

Window to side, Up and over door and electricity.

Bedroom 1

12'8" x 13'10" (3.87m x 4.22m)

Window to front elevation, fitted wardrobes down one entire wall with an alcove on the opposite side with space to place chests of drawers, flooring is the same quality vinyl click and pendant lighting.

Bedroom 2

10'10" x 13'10" (3.30m x 4.22m)

Window to rear, vinyl click quality flooring, walk-in wardrobe with hanging rail and pendant lighting.

Bedroom 3

7'0" x 11'10" (2.14m x 3.61m)

Window to front elevation, vinyl click quality flooring and pendant lighting.

Bathroom

9'7" x 8'4" (2.93m x 2.53m)

Window to rear elevation, vinyl flooring, corner bath, separate shower cubicle with mermaid boarding, mixer shower with extractor fan in the ceiling, close coupled toilet, pedestal sink and wood panelling to two walls.

Landing

13'9" x 3'3" (4.19m x 0.98m)

Storage cupboard, vinyl click quality flooring, pendant lighting, loft access with ladders, window half way down the stairs.

Front Garden

The front garden is laid to lawn having perimeter borders with a mix of mature trees, bushes and shrubbery, the left is gated and leads to a bin store area and log store.

Driveway and Garage

The driveway is entered through lovely wrought iron gates with wrought railings along the left side also, being large enough for three cars, laid to tarmac with the single garage at the end having an up and over door and electricity for lighting and sockets.

Rear Garden

Being accessed from a gate next to the garage or another gate on the left side of the property making it fully enclosed, being laid to lawn and paving making it ideal for alfresco dining. It further benefits from having a workshop shed with electricity down the left side and two woodstores, it has a green-house, a man cave and she-shed. There are trees and shrubbery and also a fish pond in the corner.

Man Cave

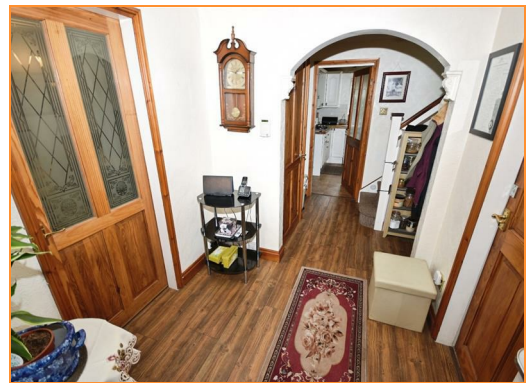
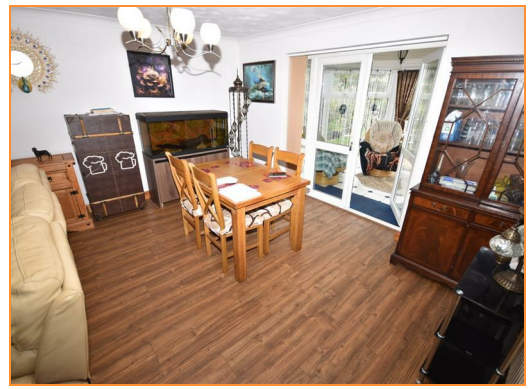
A large insulated summer-house with two windows to the front, electricity and flooring currently used as a bar (will not be left) but again this could be used for a variety of purposes.

She Shed

An insulated shed with electricity, floor boards and wall panelling, which is currently used as a chill out area with comfy seating and a drinks fridge (not included), this could be used for several different purposes.

Solar Panels and Battery

On the roof are 13 solar panels which are fully owned and coupled with a 50ah rated capacity battery for later consumption of stored electricity.



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