



Kynance House Main Street

Hickling | LE14 3AQ | £475,000

ROYSTON
& LUND

- Four Bedrooms
- Excellent Opportunity To Put Your Own Stamp On Things
- Lovely Setting With Countryside Walks Close By
- Separate Utility Room
- EPC Rating - G
- Detached Family Home
- Ample Off Street Parking
- Downstairs WC
- Cash Buyers Only Due to EPC Rating
- Freehold Council Tax Band - F





CASH BUYERS ONLY due to current EPC rating

Royston and Lund are delighted to bring to the market this four bedroom detached family home located in the desirable countryside village of Hickling. Situated close by to scenic and canal walks as well as a pubs and tea rooms not to mention being in the catchment area for well regarded primary and secondary schools. This property would be a great buy for a growing family or developer.

Interior accomodation comprises three generous size reception rooms being a living room, sitting room and dining room all boasting a great size. The Kitchen is an ample space with room for freestanding appliances with cupboarded spaces and pantry along with a separate utility space and downstairs WC to finish.

To the first floor there are four well proportioned bedrooms. All three double bedrooms have the benefit of built in wardrobe or storage space. The remaining fourth bedroom is an over stair single. All bedrooms share a three piece suite bathroom consisting of a walk in shower along with a wash basin and WC.

The property itself has excellent wrap around garden space. Facing the property there is ample off street parking via single driveway leading to a single spacious garage. To the rear and side aspect there garden space consisting of lawns, flower beds along with mature shrubbery and trees.





EPC

Energy Efficiency Rating

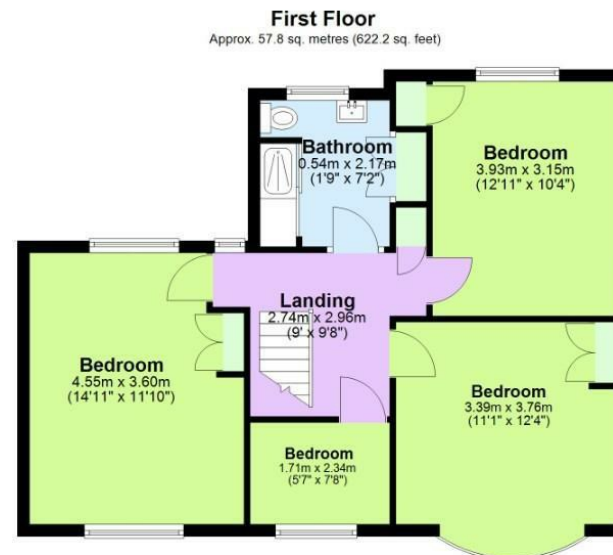
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		61
		14

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



Total area: approx. 150.6 sq. metres (1621.4 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**