



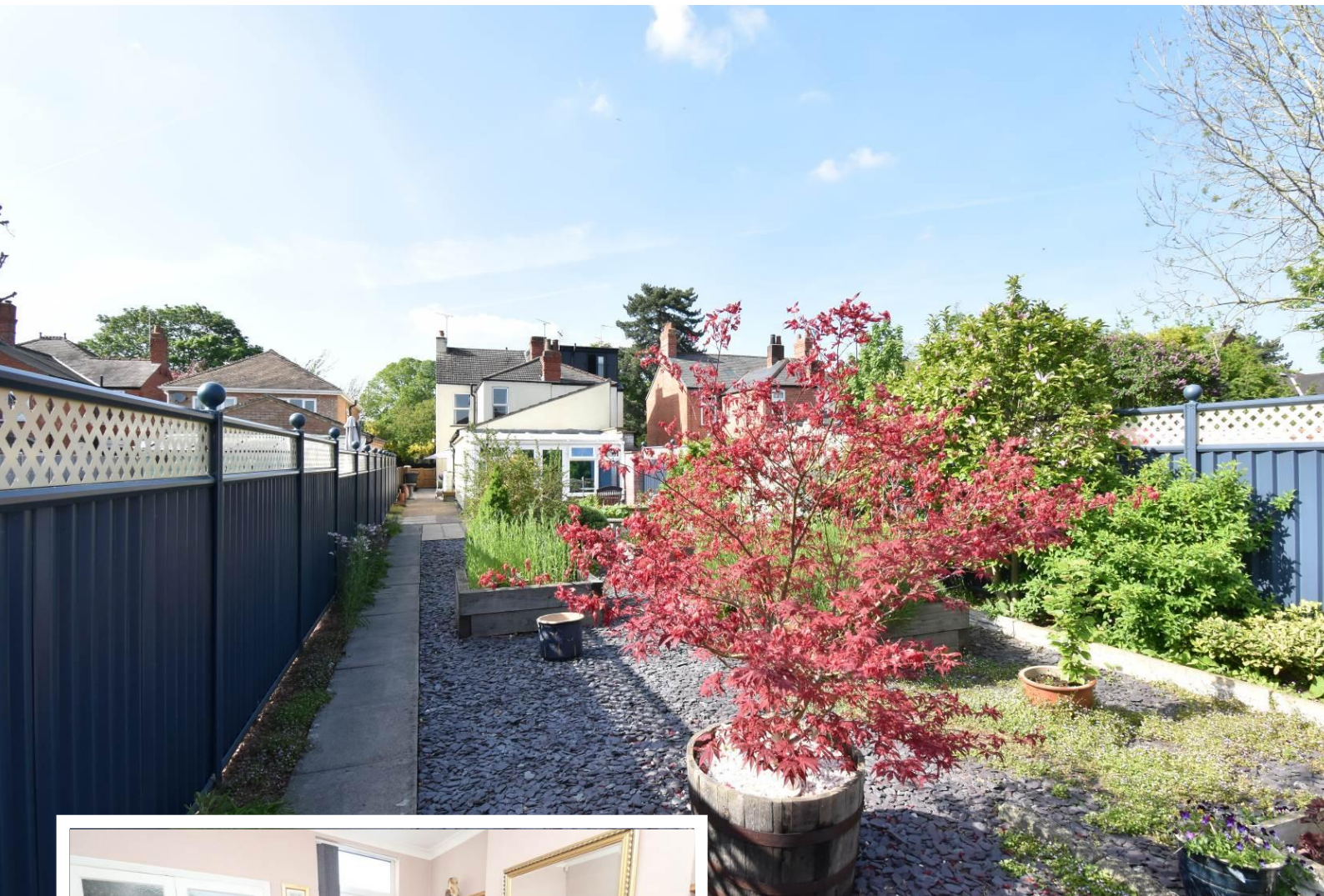
374 Newark Road

Lincoln, LN6 8RX

£375,000

A deceptively spacious traditional semi-detached house with additional **ANNEXE** accommodation, on the border of Lincoln and North Hykeham. The property has accommodation comprising of Porch, Hall, Lounge with bay window, Dining Room, fitted Breakfast Kitchen, Utility Room, Shower Room and Ground Floor **ANNEXE** Accommodation with Bedroom, Lounge and Conservatory. The First Floor Landing leads to a further three Double Bedrooms and Shower Room. Outside there is a driveway providing off-street parking and a large landscaped rear garden. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – C

LOCAL AUTHORITY - Lincoln City Council.

TENURE – Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property sits on the border of Lincoln and North Hykeham. The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University. The popular residential area of North Hykeham is located South West of Lincoln, with a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 Bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.



PORCH

HALL

With staircase to the First Floor, radiator and engineered oak flooring.

LOUNGE

11' 11" x 11' 10" (3.64m x 3.63m), with double glazed bay window to the front aspect, gas fire set within decorative fireplace, engineered oak flooring and radiator.

DINING ROOM

13' 4" x 12' 5" (4.07m x 3.80m), with double glazed door to the rear aspect, engineered oak flooring and radiator.

KITCHEN/BREAKFAST ROOM

19' 9" x 9' 3" (6.03m x 2.84m), fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, eye-level electric oven, gas hob with extractor fan over, space for a fridge freezer, tiled flooring, understairs storage cupboard, two radiators and two double glazed windows to the side aspect.

UTILITY ROOM

13' 10" x 4' 11" (4.23m x 1.50m), with double glazed window to the side aspect, double glazed door to the front aspect and spaces for a fridge, freezer, washing machine and tumble dryer.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle with electric shower, close coupled WC and pedestal wash hand basin, part-tiled walls and radiator.

REAR HALL

With electric radiator.

ANNEX BEDROOM

12' 0" x 9' 8" (3.66m x 2.97m), fitted with a range of bedroom furniture including wardrobes, drawers and overbed storage, double glazed window to the side aspect and electric radiator.

ANNEX LOUNGE

13' 3" x 12' 2" (4.04m x 3.72m), with double glazed window to the side aspect, double glazed French doors to the Conservatory, gas fire set within feature fireplace and electric radiator.

CONSERVATORY

13' 3" x 8' 2" (4.05m x 2.49m), with double glazed windows to the rear and side aspects, double glazed French doors to the rear garden and electric radiator.

FIRST FLOOR LANDING

With loft access point and airing cupboard.

BEDROOM 1

15' 11" x 11' 10" (4.86m x 3.63m), with two double glazed windows to the front aspect, fitted wardrobe with sliding doors, laminate flooring and radiator.

BEDROOM 2

13' 3" x 9' 6" (4.06m x 2.90m), with double glazed window to the rear aspect, laminate flooring and radiator.





BEDROOM 3

11' 6" x 9' 3" (3.53m x 2.84 m), with double glazed window to the rear aspect, laminate flooring and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower, close coupled WC and wash hand basin in a vanity unit, part-tiled walls, vinyl flooring, chrome towel radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a driveway providing off-street parking for multiple vehicles. To the rear of the property there is a long and landscaped non-estate garden with patio seating area, gravelled areas, raised flowerbeds, shed and greenhouse.



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NOTE

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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Ground Floor

Approx. 1125 sq. metres (1257 sq. feet)



First Floor

Approx. 518 sq. metres (5573 sq. feet)



Total area: approx. 1687 sq. metres (1816.2 sq. feet)
(All measurements approximate)

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