



Grace Avenue, North
Hykeham



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£975 PCM

- ** Virtual Viewing Available **
- Modern Townhouse, Available Dec' 2025
- Two Double Bedrooms
- Kitchen & Lounge Diner
- Deposit: £1125.00
- Holding Deposit: £225.00
- Garden & Parking Space
- EPC rating C



**** Virtual Viewing Available **** Two Double Bedroom Modern Townhouse situated in a convenient, to good transport links and amenities, cul de sac on the edge of North Hykeham. Available December 2025, EPC Grade C. The accommodation comprises Entrance Hall, Lounge Diner, Kitchen, Landing Two Double Bedrooms and Bathroom. The property benefits from gas central heating. Outside is one allocated off road parking space and enclosed rear garden.

Entrance Hall

Door to front aspect, stairs to first floor and radiator.

Lounge Diner

12'9" x 12'1" (3.9m x 3.7m)

French doors to the rear garden, radiator and laminate flooring. Built in understairs walk in storage cupboard.

Kitchen

9'7" x 8'1" (2.9m x 2.5m)

Window to front aspect. Fitted with a range of wall and base units with work surface and drainer sink unit over. Fitted oven, hob and extractor hood. Space and plumbing for washing machine and fridge freezer. Wall mounted gas central heating boiler housed in wall unit.

Cloak Room

Window to side aspect. Fitted with a low level wc, wash hand basin and radiator. Tiled flooring.



First Floor Landing

Loft access.

Bedroom One

12'10" x 8'4" (3.9m x 2.5m)

Two velux style windows to front aspect and radiator.

Bedroom Two

12'10" x 7'8" (3.9m x 2.3m)

Window to rear aspect and radiator.

Bathroom

7'8" x 5'5" (2.3m x 1.7m)

Window to side aspect. Fitted with a low level wc, wash hand basin and panelled bath with shower. Chrome heated towel rail, tiled flooring and extractor fan.

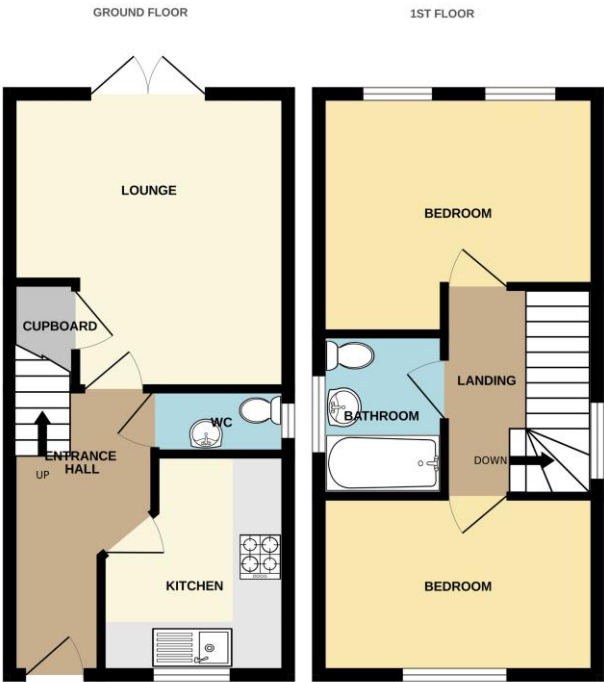
Outside

To the front is one allocated parking space. Gated side aspect leads to the enclosed rear garden with patio seating area, lawn and borders filled with plants and flowers.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan



21 GRACE AVENUE, LN6 9AN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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