



40 Ascot Way
North Hykeham, Lincoln

BROWN & CO JHWalter



40 Ascot Way, North Hykeham, Lincoln, LN6 9NU

Newly built by a reputable local builder and with NHBC guarantee this spacious detached house which is nearing completion, represents the ideal family home situated in the ever popular North Hykeham.

It comprises of an entrance hall, WC, study, living room, kitchen with integrated appliances which opens into a family room, and utility to the ground floor, along with four double bedrooms, two with en-suites, and a family bathroom to the first floor.

Outside a block paved driveway leads to an integral double garage with electric roller door, to the rear is a large garden with paved patio.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, oak staircase with glass panels rising to first floor landing, tiled flooring.

WC

WC with concealed cistern, vanity wash basin, tiled flooring.

Study

Double glazed bay window to front.

Living Room

Double glazed window to side, bi-fold doors opening to rear garden, brick fireplace.

Kitchen

Double glazed windows to side and rear, island with integrated hob with extractor above, range of fitted base and eye level units, integrated double oven, dishwasher and fridge freezer, tiled flooring and opening up into:

Family Room

Bi-fold doors opening to rear garden, double glazed windows to both sides, tiled flooring.

Utility

Side entrance door, double glazed window to side, sink, worktops, base and eye level storage units, space for appliances, tiled flooring.

First Floor

Landing

Double glazed window to front, loft access, radiator.

Bedroom One

Double glazed window to front, two Velux windows to side, radiator.

En Suite

Vanity wash basin and WC with concealed cistern, corner shower cubicle, heated towel rail, tiled flooring and walls.

Bedroom Two

Double glazed window to rear, radiator.

En Suite

Vanity wash basin and WC with concealed cistern, corner shower cubicle, heated towel rail, tiled flooring and walls.

Bedroom Three

Double glazed window to rear, radiator.

Bedroom Four

Double glazed window to front, radiator.

Family Bathroom

WC, vanity wash basin, bath tub, shower cubicle, heated towel rail, tiled flooring and walls.

Outside

The property is accessed via a block paved driveway providing ample off street parking and leading to an integral double garage with electric roller door. Side access leads to a large lawned rear garden with paved patio and fenced perimeter.

Heating

The property benefits from gas central heating with underfloor heating to the ground floor, and radiators to the first floor. The boiler is located in the garage.



TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

TBC

MOBILE

We understand from the Ofcom website there is good mobile coverage from O2 and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble

01522 504304

lincolncitycentre@brown-co.com









Total area: approx. 237.0 sq. metres (2551.4 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
Chris Gotherop Photography 2022. Unauthorised reproduction prohibited.
Plan produced using PlanUp.

40 Ascot Way, North Hykeham

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP, Registered Office: The Atrium, St Georges St, Norwich NR3 1AB, Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&CoJHWalter

5 Oakwood Road | Lincoln | LN6 3LH

T 01522 504 304

E lincolncitycentre@brown-co.com

BROWN & CO JHWalter
Property and Business Consultants