



- Semi-Detached House
- 4 Bedrms & 2 Bathrooms
- Lounge & Dining Room
- Games Room & Home Office
- Lawned Rear Garden
- Driveway Parking
- Walking Distance To Schooling
- Close To Local Amenities

Lincoln Road, North Hykeham, LN6 8NJ,
Offers In Region Of £294,000





Starkey&Brown are delighted to represent this 4 bedroom semi-detached house situated within the heart of North Hykeham. Within easy reach of all essential amenities that the area has to offer such as Hykeham station, schooling at primary and secondary level and a fantastic array of nation retailers and supermarkets. The property itself comes with brand new uPVC double glazing throughout and includes a lounge, dining room, breakfast kitchen, utility and a downstairs shower room to the ground floor. Rising to the first floor are 4 generous bedrooms which benefit from the use of a first floor 3 piece bathroom suite. To the rear of the property there is a home office and a games room measuring 20'0" x 19'3" and a lawned garden which enjoys the sun throughout the day making the external place an ideal entertainment area for guests and relaxing. To the front of the property there is off street parking for 3 vehicles. For more information contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Hall

Having radiator, tiled flooring, uPVC double glazed window to front aspect, composite front entry to front aspect and stairs rising to first floor. Access to lounge and kitchen.

Lounge

12' 1" x 15' 4" (3.68m x 4.67m)

Having radiator and uPVC double glazed window to front aspect. Access to:

Dining Room

10' 9" x 10' 1" (3.27m x 3.07m)

Having radiator and French sliding doors to rear aspect.

Breakfast Kitchen

15' 5" x 9' 0" (4.70m x 2.74m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, sink and drainer unit, understairs storage cupboard and access to:

Utility Room

7' 8" x 5' 9" (2.34m x 1.75m)

Having space and plumbing for appliances. Access to rear garden and downstairs shower room.

Shower Room

4' 5" x 7' 8" (1.35m x 2.34m)

Having radiator, tiled flooring, extractor unit, uPVC double glazed obscured window to side aspect, shower cubicle, low level WC and pedestal hand wash basin unit.

First Floor Landing

Having access to bedrooms and bathroom.

Master Bedroom

15' 4" x 9' 1" (4.67m x 2.77m)

Having uPVC double glazed window to front and rear aspects, radiator, inset feature shelving and access to storage cupboard housing gas central heating boiler (fitted 2020).

Bedroom 2

10' 7" x 8' 10" (3.22m x 2.69m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 3

11' 1" x 8' 0" (3.38m x 2.44m)

Having radiator, uPVC double glazed window to front aspect, built-in wardrobes and overbed storage unit.

Bedroom 4

10' 8" max x 9' 4" max (3.25m x 2.84m)

Having wood laminate flooring, radiator and uPVC double glazed window to rear aspect.

Bathroom

8' 10" x 7' 0" (2.69m x 2.13m)

Having tiled flooring, low level WC, pedestal hand wash basin unit, bathtub with feature tiled effect surround and a heated towel rail.

Outside Rear

Home Office

10' 3" x 12' 7" (3.12m x 3.83m)

Having uPVC double glazed window to side aspect, French doors to front aspect, power and TV aerial point. Storage Room measuring - 5' 2" x 10' 3" (1.57m x 3.12m).

Games Room

19' 3" x 20' 0" (5.86m x 6.09m)

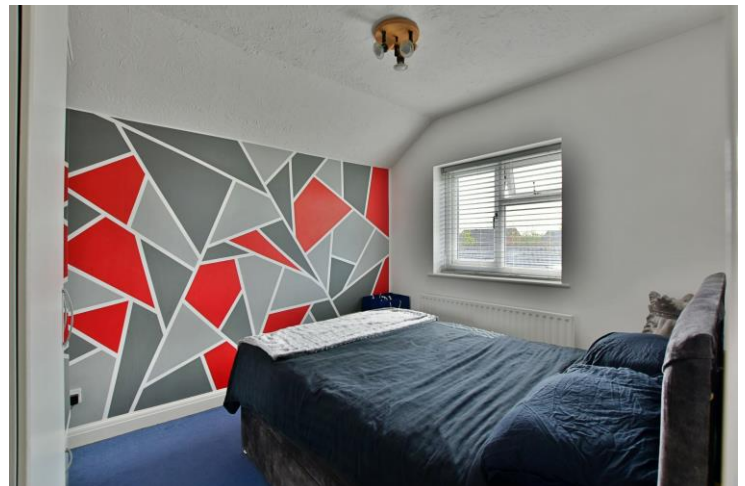
Having uPVC double glazed windows, French doors to front aspect, bar set up, TV and aerial point.

Outside Rear

Is enclosed with fenced and hedged perimeters, being mostly laid to lawn, 2 seating areas and a solid concrete area housing games room and home office. Side access to the front of the property.

Outside Front

Having off street parking and access to front door entry.

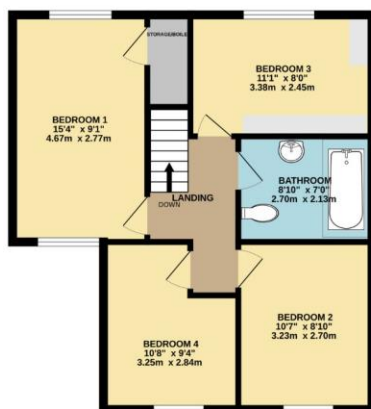
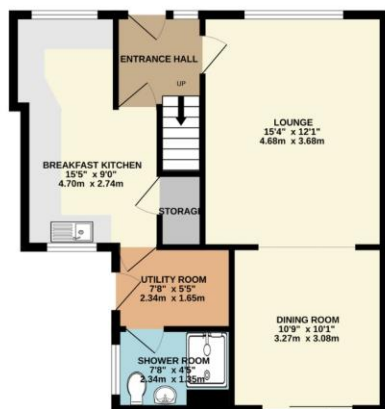




GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.

1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.

GARDEN
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1679 sq.ft. (156.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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