



Newark Road, North Hykeham Lincoln LN6 9SP

welcome to

Newark Road, North Hykeham Lincoln

This spacious and stunning detached family home is situated within the ever popular North Hykeham area. Boasting modern accommodation throughout, four double bedrooms, two en suites, three reception rooms, detached double garage and driveway parking.





Ground Floor



First Floor

Entrance Hall

Cloakroom Wc

Study

10' x 5' 6" (3.05m x 1.68m)

Lounge

15' 9" x 13' 5" (4.80m x 4.09m)

Sitting Room

18' x 16' 9" (5.49m x 5.11m)

Kitchen / Diner

21' 11" x 16' 7" (6.68m x 5.05m)

Utility Room

13' 5" max x 7' 11" max (4.09m max x 2.41m max)

Dining Room

15' 9" x 9' 8" (4.80m x 2.95m)

First Floor Landing

Bedroom One

13' 9" x 12' 4" (4.19m x 3.76m)

En Suite One

Bedroom Two

18' max into wardrobe x 16' 9" max into wardrobe (5.49m max into wardrobe x 5.11m max into wardrobe)

En Suite Two

Bedroom Three

15' 9" max x 10' 11" max (4.80m max x 3.33m max)

Bedroom Four

10' 9" x 9' 10" (3.28m x 3.00m)

Bathroom

Outside

Detached Double Garage

18' 2" x 18' 9" (5.54m x 5.71m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Newark Road, North Hykeham Lincoln

- SPACIOUS & MODERN DETACHED FAMILY HOME
- FOUR GENEROUS DOUBLE BEDROOMS
- TWO EN SUITES, FAMILY BATHROOM & CLOAKROOM WC
- AMPLE DRIVEWAY PARKING & DETACHED DOUBLE GARAGE
- MULTIPLE RECEPTION ROOMS

Tenure: Freehold EPC Rating: B

offers over
£525,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR122193



Property Ref:
LCR122193 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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