



**School Lane, North Hykeham, Lincoln, LN6 9QS**

**welcome to**  
**School Lane, North Hykeham, Lincoln**

A superb four-bedroom detached home on School Lane, North Hykeham, featuring a modern open-plan kitchen diner, en-suite master bedroom, gated parking, and a large private garden. Close to local amenities - viewing advised.



### **Entrance Hall**

Access via double glazed front door, stairs rising to first floor.

### **Cloakroom**

WC, wash hand basin and heated towel rail to wall.

### **Lounge**

13' 10" x 13' 9" ( 4.22m x 4.19m )

Double glazed window to side, radiator to wall. The lounge opens into the large kitchen/diner.

### **Kitchen/Diner**

24' 1" x 13' 9" ( 7.34m x 4.19m )

Very large open plan kitchen/diner, kitchen comprises a range of floor and wall based cupboards, sink with drainer, electric hob with extractor fan, electric oven and grill, kitchen island and Karndean flooring. The kitchen has ample space for a large dining table.

### **Landing**

Stairs rising from ground floor entrance hall, it gives access to all first floor rooms.

### **Bedroom One**

14' x 12' ( 4.27m x 3.66m )

Double glazed window to rear, radiator to wall and door into en-suite.

### **En-Suite**

WC, wash hand basin, shower cubicle, tiled walls, extractor fan and heated towel rail to wall.

### **Bedroom Two**

9' 9" x 9' 8" ( 2.97m x 2.95m )

Double glazed window to side and radiator to wall.

### **Bedroom Three**

10' x 9' 7" ( 3.05m x 2.92m )

Double glazed window to side and radiator to wall.

### **Bedroom Four**

9' 6" x 9' 7" ( 2.90m x 2.92m )

Double glazed window to side and radiator to wall.

### **Bathroom**

Double glazed sky light, wc, wash hand basin, bath, shower cubicle, tiled walls, heated towel rail and extractor fan to wall.

### **Exterior**

The property is approached from a large sliding gate giving the property extreme privacy, the property benefits from a large gravel driveway for ample vehicles.

### **Rear Garden**

Large rear garden comprising mostly of grass area as well as decking area for outdoor dining.



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**welcome to**

## **School Lane, North Hykeham Lincoln**

- Four-bedroom detached family home
- Spacious lounge and ground floor cloakroom
- Modern open-plan kitchen diner
- Master bedroom with en-suite
- Ample gated off-road parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£380,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCR123060 - 0002

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