



**Broadway, North Hykeham, Lincoln, LN6 8DR**

**welcome to  
Broadway, North Hykeham, Lincoln**

The property comprises spacious entrance hall, modern kitchen, lounge and separate dining room, first floor landing, three bedrooms (two of which are doubles), main bathroom, large wrap around plot with beautifully maintained gardens, ample off road parking and detached garage.



## **Entrance Hall**

Access via double glazed front door, stairs rising to first floor and doors into majority of ground floor rooms.

## **Living Room**

13' 5" x 11' 5" ( 4.09m x 3.48m )

Double glazed window to front and radiator to wall.

## **Dining Room**

11' 1" x 9' 8" ( 3.38m x 2.95m )

Double glazed window to rear and radiator to wall.

## **Kitchen**

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

Double glazed window to side, double glazed door to rear, tiled flooring, kitchen comprising a range of floor and wall based cupboards, wash hand basin with drainer, plumbing for washing machine, space for all appliances, built in storage cupboard and radiator to wall.

## **Landing**

Stairs rising from ground floor and doors into all first floor rooms.

## **Bedroom One**

13' 11" x 10' 8" ( 4.24m x 3.25m )

Double glazed window to front, radiator to wall and fitted wardrobes.

## **Bedroom Two**

11' x 10' 8" ( 3.35m x 3.25m )

Double glazed window to rear, radiator to wall and cupboard housing combination boiler with radiator & shelving.

## **Bedroom Three**

9' 9" x 7' 3" ( 2.97m x 2.21m )

Double glazed window to front and radiator to wall.

## **Bathroom**

Double glazed window to side and rear, wc, wash hand basin, bath with wall mounted shower, radiator to wall and tiled walls.

## **Front Exterior**

The property is approached via a mixture of gravel and concrete driveway providing ample off road parking. To the front of the property is the detached garage benefitting from power and lighting, which therefore offers storage or potential development (subject to planning permission).

## **Rear Garden**

The property benefits from a really secluded plot which wraps completely around the property. The garden has a mixture of different areas all presented differently - there is an area with lawn and borders along with patio area for outdoor dining. Further to this is the artificial grass area to the side of the property which benefits from outdoor power, and a covered seating area which catches the evening sun. The garden also benefits from an outside tap, and two sheds which are ideal for use as storage or as a workshop. The garden is a real stand out feature and viewing is essential to appreciate the full extent of the garden.



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welcome to

## Broadway, North Hykeham Lincoln

- WELL PRESENTED THREE BEDROOM DETACHED, FAMILY HOME SITUATED WITHIN A HIGHLY SOUGHT AFTER LOCATION
- LOCATED WITHIN WALKING DISTANCE TO ALL RELEVANT AMENITIES
- VERY SECLUDED CORNER PLOT WITH BEAUTIFUL WRAP AROUND GARDEN, AS WELL AS AMPLE OFF ROAD PARKING AND DETACHED GARAGE
- POTENTIAL TO EXTEND THE PROPERTY (SUBJECT TO NECESSARY PLANNING PERMISSION)
- PERFECT FAMILY HOME CLOSE TO A SELECTION OF SCHOOLS

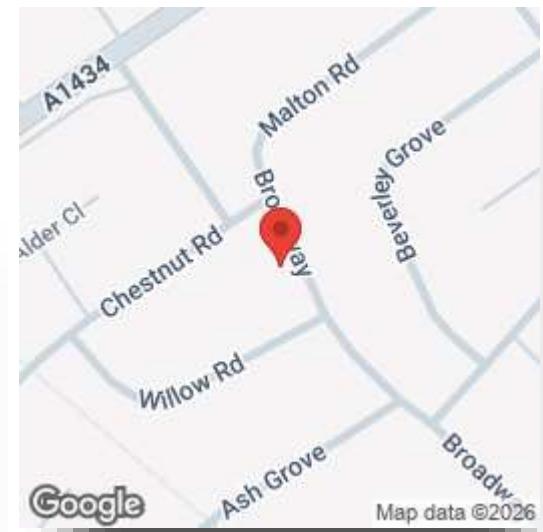
Tenure: Freehold

EPC Rating: C

Council Tax Band: C

offers in excess of

**£280,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
LCR122460 - 0006

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