



## 492A NEWARK ROAD NORTH HYKEHAM, LN6 9SP

**£535,000**  
**FREEHOLD**

Welcome to this stunning detached house on Newark Road in the desirable area of North Hykeham. This spacious property boasts 4 reception rooms, perfect for entertaining guests or creating cosy spaces for relaxation. With 4 bedrooms and 3 bathrooms, there is ample room for a growing family or visiting guests.

Built in 2019, this modern home spans 2,928 sq ft, offering plenty of space for comfortable living. The property features a large family kitchen, ideal for whipping up delicious meals and hosting gatherings. Imagine cosy evenings by the log burner, creating a warm and inviting atmosphere during the colder months.

One of the standout features of this property is the private electric gates, providing security and exclusivity to the residents. With parking for up to 5 vehicles, you'll never have to worry about finding a spot for your car again.

Whether you're looking for a peaceful retreat or a place to call home with your loved ones, this property offers the perfect blend of modern amenities and comfort. Don't miss the opportunity to make this beautiful house your own.

# 492A NEWARK ROAD

- CHAIN FREE • Four Fantastic Sized Double Bedrooms • Three Large Reception Rooms • South Facing Rear Garden • Close to Local Amenities • Immaculately Presented Throughout • Two Ensuites, and Large Family Bathroom • Gorgeous Open Plan Kitchen/Diner with Bi-Folding Doors • Private Gated Property with Double Garage • EPC Rating - B



## Entrance Hallway

This large entrance hallway features underfloor heating, door to the front aspect, stairs rising to the first floor and access into;

## Snug

With skirting, coving, underfloor heating, brick fireplace, telephone point, television point, spot lights, and windows to the front aspect

## Kitchen

This stunning kitchen/garden rooms comes fitted with a modern range of base and eye level units with work surfaces incorporating a one and a half bowl sink and drainer with mixer taps on a gorgeous island, integrated appliances including a fridge freezer, dishwasher and an electric oven with induction hob and cooker hood; complete with a window to the side aspect, tiled flooring, underfloor heating, space for a table and chairs and bifolding doors to the rear aspect leading out to the garden.

## Lounge

Two windows to side, two windows to front, fireplace, double door, door to:

## WC

With tiled flooring, wash hand basin with vanity unit, low level flush wc, tiled walls, under floor heating, and window to the rear aspect

## Utility

With tiled flooring, integrated washing machine, sink and drainer unit with mixer tap, wall and base units, large storage cupboard, french doors into the lounge and door to the rear aspect

## Office

With skirting, coving, spot lights, and window to the front aspect

## Dining Room

With skirting, coving, tiled flooring, spot lights, under floor heating, and window to the rear aspect

## Double Garage

Window to rear, Up and over door.

## Bathroom

Being fitted with a four piece suite comprising of a low level WC, vanity wash hand basin, panelled bath and a shower cubicle with shower over; complete with tiled flooring, tiled walls, chrome heated towel rail and a window to the rear aspect.

## Bedroom 1

With fitted carpet, skirting, coving, built in wardrobes, spot lights, wall mounted panel radiator and window to the rear aspect

## En-suite Shower Room

Being fitted with a three piece suite comprising of a low level WC, vanity wash hand basin and a shower cubicle with shower over; complete with tiled flooring, tiled walls, chrome heated towel rail and a velux window to the front aspect.

## Bedroom 2

With fitted carpet, skirting, coving, built in wardrobes, spot lights, wall mounted panel radiator and window to the rear aspect

## En-suite Shower Room

Being fitted with a three piece suite comprising of a low level WC, vanity wash hand basin and a shower cubicle with shower over; complete with tiled flooring, tiled walls, chrome heated towel rail and a window to the rear aspect.

## Bedroom 3

With fitted carpet, skirting, coving, spot lights, wall mounted panel radiator and window to the front aspect

## Landing

Window to front.

## Bedroom 4

With fitted carpet, skirting, coving, spot lights, wall mounted panel radiator and window to the front aspect

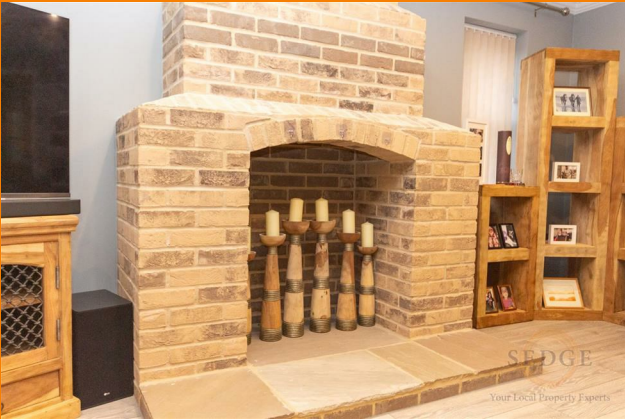
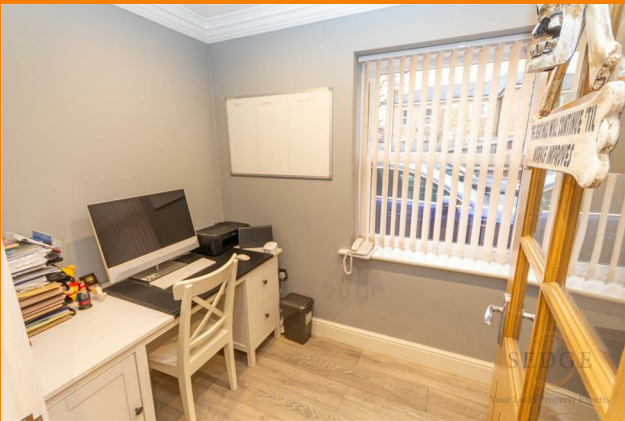
## External

To the front of the property there is a parking area along with large private gated driveway leading to the double garage with two parking spaces in front of. There is also gated side access leads to the rear garden which offers a large laid to lawn area, patio seating area, and fenced borders and side access into the double garage.

The property offers plenty of room for entertaining and even working from home with three really good sized reception rooms and home office. This property really is the ideal family home with it being so versatile to suit all members of the family throughout. This superb detached family home is positioned set back from the road behind secure electric gates. Access is via an extensive shared driveway leading to a detached double garage and south facing garden to the rear



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SEDGE

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## ADDITIONAL INFORMATION

**Local Authority** – North Hykeham

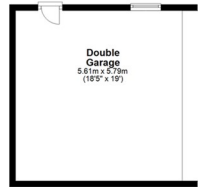
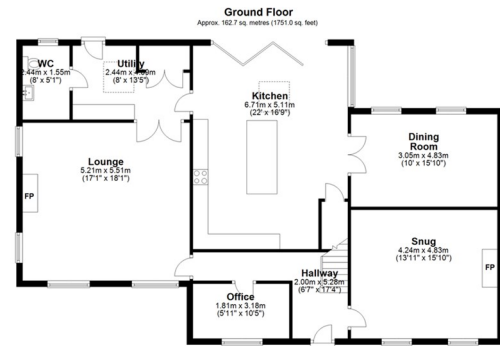
**Council Tax** – Band F

**Viewings** – By Appointment Only

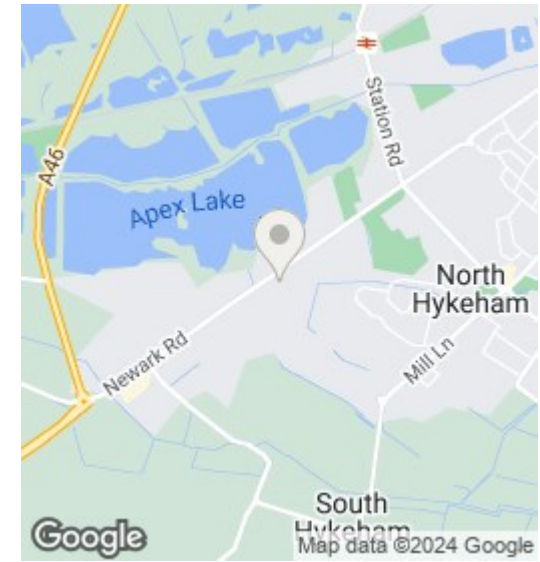
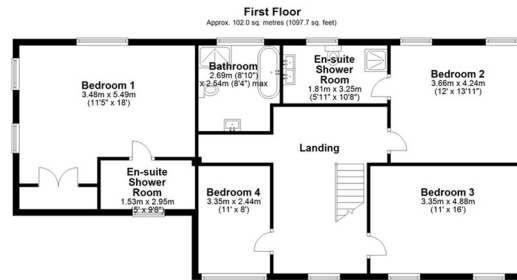
**Floor Area** – 2927.81 sq ft

**Tenure** – Freehold





Total area: approx. 264.6 sq. metres (2848.6 sq. feet)  
**492a newark road**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	86	90
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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