



**Matlock Drive, North Hykeham,  
Lincoln**

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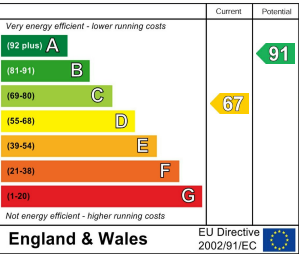
  
**MARTIN & CO**

# Matlock Drive, North Hykeham,

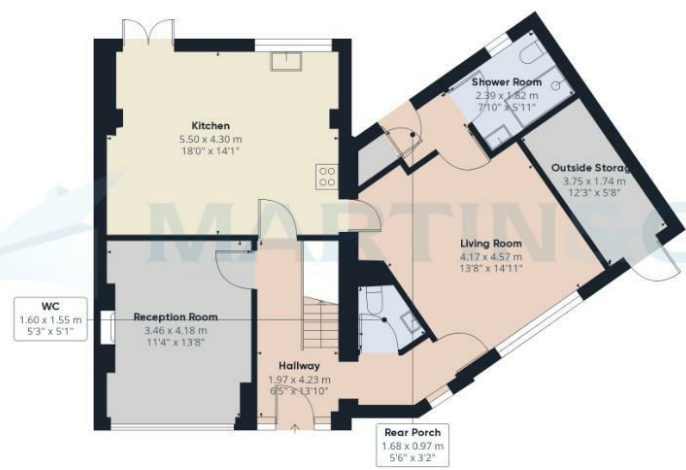
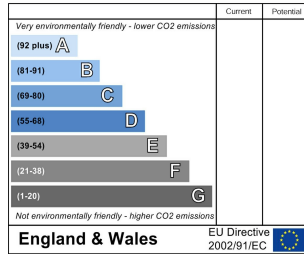
- Extended Five Bedroom Family Home
- Newly Renovated with New Kitchen and Bathrooms
- Ground Floor Shower Room, Family Bathroom, WC
- Master Bedroom with Large En-suite
- Partially New Carpets and Flooring Throughout
- Landscaped Rear Garden
- Multi-Car Driveway Parking
- EPC = D // FREEHOLD
- Council Tax Band B - North Kesteven Council

Extended five bedroom family home, immaculately presented; comprising internally of an Entrance Hall, Kitchen, Two Reception Rooms, Three Bathroom and a Wc, Master Bedroom with an Ensuite, and four further spacious bedrooms. With Multi-car Parking to the front and a landscaped South-West facing rear garden. Located in the heart of North Hykeham within easy reach of local amenities to include supermarkets, schooling of all ages, public houses and more. Regular bus routes are available plus access in and out of the city via the A46 bypass and North Hykeham train station.

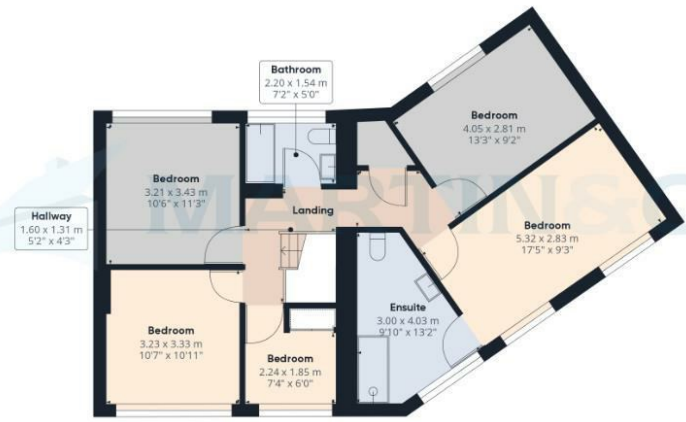
### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



Floor 0



Floor 1



Approximate total area<sup>1</sup>  
160.28 m<sup>2</sup>  
1725.24 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Martin & Co Lincoln Sales

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW  
01522 503727 . lincoln@martinco.com

01522 503727  
<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

