



Meadow Lane, South Hykeham, Lincoln

Asking Price £775,000


MARTIN&CO

Meadow Lane, South Hykeham,
Lincoln

House - Detached

6 Bedrooms, 6 Bathrooms

Asking Price £775,000

- Renovated Three Bedroom Farmhouse
- Three Bedroom Self Contained Annexe
- 0.5 Acre Plot (STS)
- Owned Solar Panels with Battery Storage
- Triple Garage
- Extensive Gated Parking
- Tenure - Freehold
- EPC Rating - D, D, D / Council Tax Band - E



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(27-38) F			(27-38) F		
(1-26) G			(1-26) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Situated in the old part of South Hykeham, Village Farm occupies a generous plot of approximately 0.5 acre (STS) being tastefully renovated plus a self contained three bedroom annexe. Further benefits include a gated entrance with extensive gravel driveway and courtyard, triple garage with owned solar panels and battery storage plus open field views. Absolute must view property!

Main house comprises internally: family room and dining area, lounge, study, bathroom, utility room, bespoke kitchen, boot room and store room plus an occasional room and shower room to the ground floor. First floor offers a primary bedroom with dressing room and ensuite, two further bedrooms

and a shower room. The annexe comprises internally: living room, breakfast kitchen, three bedrooms, bathroom and a separate WC. There is also a further self contained occasional room, split into two with a kitchenette and shower room.

Externally the grounds include a walled courtyard, laid lawn and mature trees with planted borders, bar area, carport, sheds and a triple garage with ample driveway parking.

North Hykeham is situated to the south of the city, benefitting from a range of amenities including



schooling of all ages, supermarkets, doctors' surgery, shops and much more. Regular bus service operates into Lincoln city centre with road and rail links also nearby.

EPC Rating - D, D, D (Main House, Annexe, Occasional Room)
Council Tax Band - E
Tenure - Freehold

MAIN HOUSE

REAR HALL

8'7" x 6'11"

Composite entrance door, parquet flooring and a spot lit ceiling.

BOOT ROOM

8'6" x 7'5"

Double glazed sash window, parquet flooring, spot lit ceiling and a radiator.

PASSAGE

15'7" x 6'0"

With exposed brick walls and tiled flooring, light and power with a composite door giving access to the garden. Ladder leading to first floor storage area which benefits from plastered ceilings, light and power.

OCCASIONAL ROOM

14'9" x 14'0" max measurements.

PVC side window, vinyl flooring, pendant fitting and a radiator.

SHOWER ROOM

8'9" x 3'5"

Low level WC, vanity wash basin and a cubicle housing the thermostatic shower. Tiled flooring, PVC side window, light and extractor.

KITCHEN

14'10" x 9'7"

Solid wood base and eye level units with complementing work surfaces and an inset twin ceramic Belfast sink. Rangemaster stove with space for a fridge freezer plus further space and plumbing for a dishwasher. Underfloor heated Karndean flooring with wall mounted control unit, vaulted ceilings with exposed beams and Velux windows with a double glazed sash window and PVC French doors to the garden.

FAMILY ROOM / DINING AREA

20'6" x 17'8" approximate measurements

Vaulted ceiling with exposed beams and velux windows, double glazed sash windows and composite entrance door. Fireplace with Clearview wood burning stove, radiators, tiled flooring, pendant fittings and stairs rising to the first floor with storage below.

LOUNGE

14'11" x 11'8"

Double glazed sash window to the front, fireplace with hearth and surround, light fitting, radiator and storage cupboard

STUDY

13'3" x 6'10"

Double glazed sash window to the front, light fitting, radiator and a cast iron feature fireplace.

UTILITY ROOM

7'9" x 6'8"

Double glazed sash window to the rear with storage seating, tiled flooring, space and plumbing for washing machine, spot lit ceiling and built in storage cupboards housing the mains consumer unit and meters.

BATHROOM

13'2" x 6'6"

Four piece suite comprising of a claw foot bath, low level WC, pedestal wash basin and a walk in double cubicle with electric power shower. Proof Vision remote mirror TV, heated towel rail, radiator, tiled flooring, spot lit ceiling and extractor, store cupboard and a double glazed sash window to the front.

STAIRS / LANDING

Double glazed sash window to the rear, exposed floorboards, radiator, two light fittings, storage cupboard, loft hatch access and wall mounted digital Navien heating controls.

PRIMARY BEDROOM

14'11" x 11'7"

Double glazed sash window to the front, pendant fitting, radiator and a feature cast iron fireplace.

DRESSING AREA

6'2" x 4'10" measured to fitted wardrobes

Double glazed sash window to the front, fitted wardrobes, exposed floorboards, radiator and a pendant fitting.

ENSUITE

6'10" x 6'7"

Three piece suite comprising of a low level WC, pedestal wash basin and a panelled bath with shower attachment. Exposed floorboards, radiator, pendant fitting and extractor.

SHOWER ROOM

7'9" x 6'9" max measurements

Three piece suite comprising of a low level WC, pedestal wash basin and a single cubicle housing the thermostatic shower. Double glazed sash window to the rear, exposed floorboards, built in cupboards

housing the Navien boiler, radiator, pendant fitting and extractor.

BEDROOM 14'4" x 7'8"

Double glazed sash window to the rear, exposed floorboards, radiator, pendant fitting and feature cast iron fireplace.

BEDROOM 13'3" x 6'9"

Double glazed sash window to the front, exposed floorboards, radiator and a pendant fitting.

OCCASIONAL ROOM

Self contained space divided into two rooms (4.436 x 3.202)(4.522 x 2.176) with a kitchenette and separate shower room (2.495 x 1.110).

PVC glazed entrance door and PVC window, Velux window to the rear, wood effect laminate flooring, radiators and ceiling lighting. Access to the loft via a pull down ladder which is partly boarded with lighting. Base and eye level units with a laminated work surface with marching upstand and an inset stainless steel sink and drainer. Integrated fridge with space and plumbing for a washing machine and the Ideal boiler is housed. The shower room contains a low level WC, vanity wash basin and a double cubicle with mains thermostatic shower. PVC window, vinyl flooring, spot lit ceiling, heated towel rail and extractor.

THE ANNEXE

ENTRANCE HALL

Composite entrance doors to the front and rear, storage cupboards housing the Navien boiler. Wall mounted digital Navien controls, tiled flooring, loft hatch access, radiator and two pendant fittings.

WC

6'0" x 3'5"

PVC double glazed window to the front, low level WC and pedestal wash basin, radiator, pendant fitting and wall mounted mains consumer unit.

BATHROOM

7'11" x 5'5"

PVC double glazed window to the front, pedestal wash basin and a P shaped bath with electric power shower over. Heated towel radiator, tiled flooring, light and extractor.

LIVING ROOM

17'3" x 11'11"

PVC double glazed French doors leading to the garden and PVC double glazed windows to side and rear. Feature fireplace with Clearview wood burning stove, carpet flooring, three radiators, ceiling and wall lighting.

BREAKFAST KITCHEN

17'2" x 9'9"

Base and eye level units with under cupboard and plinth lighting, solid wood work surfaces and inset ceramic Belfast sink. Fitted double oven, electric hob with extractor over plus space for a fridge freezer and further space and plumbing for a washing machine. Wood flooring, spots and pendant fittings, radiator and PVC double glazed windows to the front and side aspects.

BEDROOM

12'5" x 9'10"

PVC double glazed window to the rear, carpet flooring, radiator and pendant fitting.

BEDROOM

10'9" x 8'11"

PVC double glazed window to the rear, carpet flooring, radiator and pendant fitting.

BEDROOM

9'11" x 9'4"

PVC double window to the front, carpet flooring, radiator and pendant fitting.

OUTSIDE

Extensive gated gravel driveway and gardens mainly laid to lawn with patio areas, mature trees and planted borders plus a part walled 'secret' courtyard garden. External water supply, lighting and power. Pitched roof carport with power and lighting plus sheds to be included within the sale.

BAR

23'4" x 10'1" approximate measurements.

Wood clad externally with PVC French doors and glazed windows, wood flooring and exposed brickwork. Light and power.

TRIPLE GARAGE

42'10" x 22'2"

With light and power, independent consumer unit and wooden double doors. Owned solar panels situated on the roof pitch and battery storage housed within.

Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



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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.

