



**Newark Road, North Hykeham,  
Lincoln**

**Asking Price: £250,000**

**MARTIN & CO**

Newark Road, North Hykeham,  
Lincoln

Bungalow - Detached  
4 Bedrooms, 1 Bathroom

- Extended Detached Bungalow
- Four Good Sized Bedrooms
- Occupying a Generous Plot
- Well Appointed Kitchen Diner
- Four Piece Bathroom
- Sunroom
- Single Garage
- Gated Driveway Parking
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - C

Four bedroom detached bungalow occupying a generous plot within the ever popular area of North Hykeham. This extended and well appointed home should be viewed at your earliest convenience to appreciate all that this property presently offers with the scope for further potential development (STPP).



Four bedroom detached bungalow occupying a generous plot within the ever popular area of North Hykeham. This extended and well appointed home comprises internally of an entrance hall with stairs leading to a first floor bedroom, three further bedrooms, four piece bathroom, kitchen diner, living room and sunroom. Externally enjoying a gated driveway for ample parking and an expansive rear garden with a single garage. The current owner is already in the process of purchasing their next home so this property sale should be considered no onward chain.

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

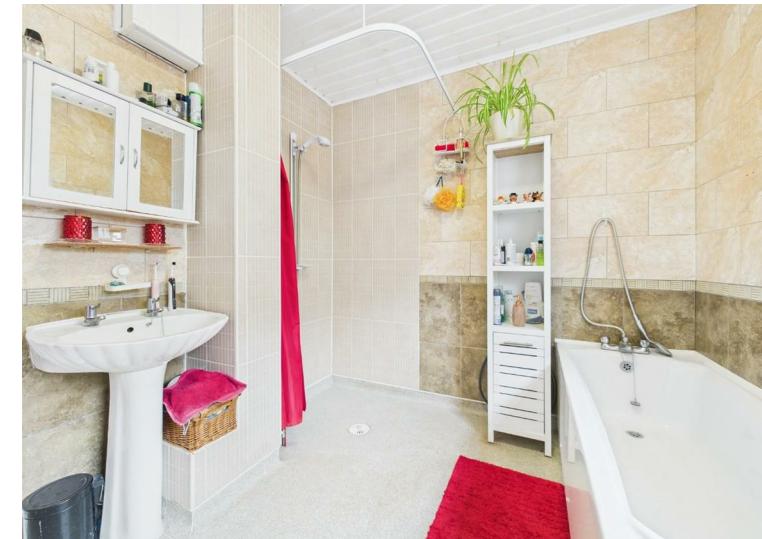
into Lincoln city centre with road and rail links also nearby.

Tenure - Freehold  
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Porch  
4'6" x 3'1"  
Composite front entrance door onto tiled flooring with PVC windows to both sides.

#### Entrance Hall

Entering via a PVC front door onto wood effect laminate flooring with a fitted mat well, ceiling lighting, radiator and the mains consumer unit present. Stairs rising to the first floor loft space with two storage cupboards below, one of which houses the hot water cylinder.



Bedroom  
17'3" x 11'3"

Accessed via carpeted stairs as positioned within the loft space, offering a PVC window to the rear with a Velux to the front, carpet flooring, ceiling and wall lighting plus storage available to the eaves.

Bedroom

8'2" x 7'10"

PVC window to the front with perfect fit blinds, carpet flooring, pendant fitting and a radiator.

Bedroom

11'10" x 8'11" (measured to the fitted wardrobes).

PVC window to the front with perfect fit blinds, carpet flooring, pendant fitting, radiator and sliding fitted wardrobes.

Bedroom

12'0" x 11'0"

PVC windows to the side, wood effect laminate flooring, pendant fitting and a radiator.

Bathroom  
8'9" x 7'9"

Four piece suite comprising of a low level WC, pedestal wash basin, panel bath with shower head and hose attachment plus a walk in wet room style electric shower with floor drain. PVC window to the side, vinyl safety flooring, radiator, light and extractor.

Utility / Cloakroom

8'5" x 6'7"

Base and eye level units with laminated work surfaces incorporating an inset stainless steel sink with draining board, low level WC plus space and plumbing for both a washing machine and tumble dryer. Side PVC window with pet safe flap, tile effect laminate flooring, heated towel rail, spot lit ceiling and the wall mounted Vaillant heat only gas boiler.

Kitchen Diner

17'9" x 15'2" (max measurements).

Base and eye level units with solid wood work

surfaces incorporating a breakfast bar, tiled splash backs and an inset stainless steel sink and drainer with a Quooker instant hot water tap. Beko range five ring gas cooker with AEG fitted extractor over and space for an American style fridge freezer. Further benefitting from a sky light making the room feel light and airy, tiled flooring, double sliding door storage cupboard, spot lit ceiling, PVC side window and sliding patio doors to the rear.

Living Room

18'5" x 11'1"

PVC sliding patio doors to the rear, further side PVC window, carpet flooring, pendant fitting, radiator and an electric feature fireplace.

Sunroom

14'7" x 7'11"

Part brick, part PVC construction with French doors leading out the generous rear garden. Tiled flooring, wall lighting and a dry heat electric heater.

Garage  
19'0" x 8'7"

Currently utilised as a home gym, offering PVC French doors to the front with a PVC window to the rear, separately fused for light and power.



## Outside

To the front is a beautifully maintained and secure driveway with an electric entrance gate and further pedestrian gate, extensively block paved with drainage channel to provide ample off road parking plus outside feature lighting. Through the double doors gives access to the carport and rear of the property. The generous rear garden faces to the South East, fully enclosed and being mainly laid to lawn with an extensive concrete patio area, raised planters and several sheds to be included within the sale. Further offering

space to the rear.



Items are included in the sale, all other items are in working order, or fit for their intended purpose. Viewers should rely on their solicitor or surveyor for a detailed report. Approximate and as room guides only. Purchasers must satisfy themselves as to the condition of the property. Purchasers must satisfy themselves as to the condition of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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Approximate total area<sup>(1)</sup>

134.8 m<sup>2</sup>  
 1452 ft<sup>2</sup>

Reduced headroom:

1.6 m<sup>2</sup>  
 18 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 .... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.

**The Property  
Ombudsman**