



Newark Road, North Hykeham, Lincoln

Guide Price £280,000


MARTIN&CO

Newark Road, North Hykeham,
Lincoln

Bungalow - Detached
3 Bedrooms, 1 Bathroom

Guide Price £280,000

- Extended Family Home
- Large Plot
- Driveway with EV Charging
- Home Office Pod
- South East Rear Garden
- Air Conditioning
- Front Facing Triple Glazing
- Tenure - Freehold
- EPC Rating - D
- Council Tax Band - C



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

GUIDE PRICE - £280,000-£290,000 Three bedroom extended detached bungalow on Newark Road in North Hykeham, occupying a generous plot, offering air-conditioning and a multi-functional home office pod. Internally comprising of a fitted kitchen diner, three bedrooms, modern bathroom and a living room. Externally benefitting from driveway parking with an EV charging, suitable for multiple vehicles to park off road, large South East facing rear garden and a home office pod. Viewings are highly recommended.

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.

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Kitchen Diner
20'10" x 11'11" (max measurements).
Base and eye level units with laminated work surfaces, tiled splash backs and an inset composite sink and drainer. Fitted oven, hob with extractor over, space and plumbing for a washing machine and dishwasher plus space for a fridge freezer. Tiled



flooring, radiators, ceiling lighting, housed Vokera combination boiler and mains consumer, composite stable entrance door to the side.

Bedroom
11'8" x 11'8"

PVC bow triple glazed window to the front aspect, carpet flooring, pendant fitting, radiator and a Mitsubishi air conditioning unit.

Hallway
Tiled flooring, light fitting, digital thermostatic control and access to the loft.

Bedroom
12'1" x 11'8"
PVC triple glazed window to the front aspect, carpet flooring, pendant fitting, radiator and a Mitsubishi air conditioning unit.

Bathroom
7'9" x 7'5"
Three piece suite comprising of a low level WC, vanish wash basin and an L shaped bath with an overhead luxury rainfall shower. PVC side windows, tiled flooring, heated towel rail, spot lit ceiling, extractor and feature ceiling music speaker.

Bedroom
16'4" x 12'5" (max measurements).
PVC window to the rear, carpet flooring, pendant fitting, ceiling fan, radiator, Mitsubishi air conditioning unit and fitted wardrobes.

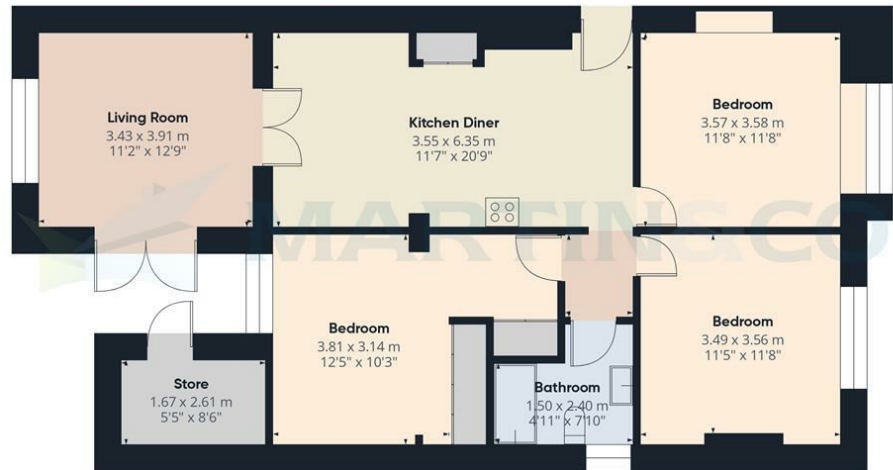
Living Room
12'10" x 11'3"
PVC French doors leading out to the garden, PVC rear window, carpet flooring, pendant fitting, vertical radiator and a Mitsubishi air conditioning unit.

Store
8'7" x 5'5"
With light and power, vented out for a tumble dryer.

Outside
To the front is a concrete and gravelled driveway with EV charging point, suitable for multiple vehicles to park off road. The front further features lighting and a power supply. Gated access to the rear.
The rear boasts a large garden, facing to the South East, fully enclosed with gated access to the front. Being mainly laid to lawn with planted borders and a patio area, the rear garden has stepping stones up to the office pod at the bottom of the garden. Benefitting from an outside power and water supply plus security lighting.

Home Office Pod
18'6" x 11'8"
Externally, there are steps up to the office pod with an artificial lawn and gravel surround. There is an outside power supply and space to the rear for a garden shed. Separately fused for light and power with a Mitsubishi air conditioning unit. The pod is made of PVC construction with heavy duty patio sliding doors and windows to the front.
Presently used as a home office but could make for an ideal summer house, bar or home gym.

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.



Floor 0 Building 1



Floor 0 Building 3



Approximate total area⁽¹⁾

110.5 m²
1189 ft²

(1) Excluding balconies and terraces

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

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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.

