



Caesar Road, North Hykeham



**£325,000**

- Detached House
- Four Bedrooms
- Popular Location
- Garage & Driveway
- En-Suite & Family Bathroom
- 18ft Kitchen Diner
- Freehold
- EPC rating B





This immaculately presented four bedroom detached home is perfect for anyone looking for their next move. Situated upon a great plot within the popular manor farm estate in North Hykeham, the location offers a range of local amenities close by, schools and access to the A46 and the city centre. The accommodation briefly comprises of Entrance Hall, Living Room, Modern Open Plan Kitchen/Diner, and WC. To the first floor there are Four Bedrooms with the master having the benefit of an En-Suite and Family Bathroom.

### Entrance Hall

External door to front aspect and radiator.

### WC

Window to side aspect and fitted with low level WC, wash hand basin and radiator.

### Kitchen Diner 5.50m x 4.32m (18'0" x 14'2")

Window and french doors to rear aspect and fitted with a range of modern wall and base units with worktops over, sink with drainer, integrated electric oven, four ring gas hob with extractor over, integrated washing machine, dishwasher and fridge freezer, breakfast bar and radiator.



**Lounge** 3.61m x 5.01m (11'10" x 16'5")  
Window front aspect and radiator.

**Landing** 0.00m x 0.00m (0'0" x 0'0")  
Aircuboard and access to loft

**Bedroom One** 2.85m x 3.58m (9'5" x 11'8")  
Window to front aspect, built in wardrobe and radiator.

**En-Suite** 6.30m x 6.60m (20'8" x 21'8")  
Fitted with double shower cubicle, wash hand basin, low level WC and radiator.

**Bedroom Two** 2.85m x 2.82m (9'5" x 9'4")  
Window to rear aspect, built in wardrobe and radiator.

**Bedroom Three** 2.68m x 2.21m (8'10" x 7'4")  
Window to front aspect and radiator.

**Bedroom Four** 2.68m x 2.11m (8'10" x 6'11")  
Window to rear aspect and radiator.

**Bathroom** 1.66m x 2.35m (5'5" x 7'8")  
Window to side aspect and fitted with panel bath with shower over, low level WC, wash hand basin and radiator.

### Outside

To the front of the property there is a pathway leading to front door and driveway leading detached single garage. To the rear of the property there is a enclosed garden with patio area.

### Garage

Up and over door with power and lighting.

### Agent Note

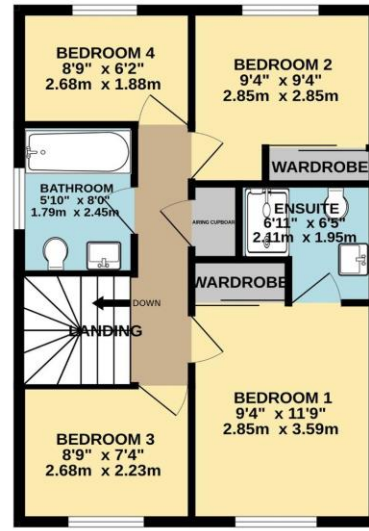
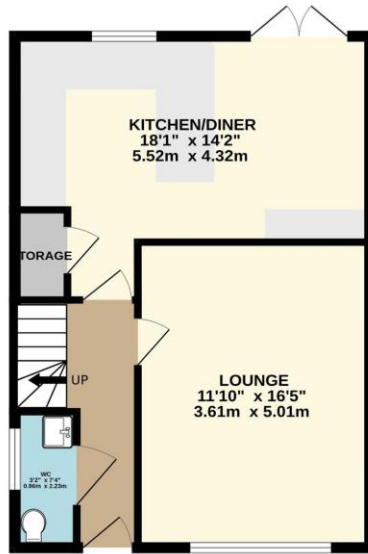
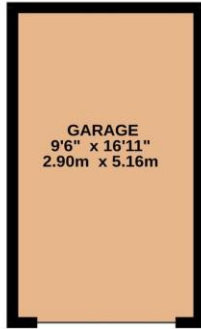
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GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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