



Newark Road, Lincoln



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Freehold

£550,000



Key Features

- Immaculate Detached House
- Four Double Bedrooms
- Bathroom & Two Ensuite
- 26ft Dining Kitchen with Appliances
- Four Reception Rooms
- GCH & Underfloor Heating
- EPC rating B





Immaculate Detached House situated on a generous plot in a non-estate position within easy reach of amenities & good road networks. The accommodation on the ground floor comprises Entrance Hall, Cloakroom, Lounge, Dining Room, Dining Kitchen, Garden Room, Study and Utility Room. Upstairs there are FOUR DOUBLE BEDROOMS with Two Ensuite and Family Bathroom. Outside there are enclosed Front & Rear Gardens, Block Paved Driveway & Detached Double Garage with Electric Door.

hob and extractor hood, dishwasher, fridge freezer and tiled flooring with underfloor heating.

Garden Room

15'5" x 12'4" (4.7m x 3.7m)

Bi fold doors to rear garden with windows to both rear and side aspects and tiled flooring with underfloor heating.

Study

9'0" x 8'5" (2.7m x 2.6m)

Window to front aspect, coving to ceiling and tiled flooring with underfloor heating.

Utility Room

10'11" x 5'4" (3.3m x 1.6m)

Door to rear aspect. Fitted with wall and base units with work surface over and drainer sink unit. Wall mounted gas central heating boiler. Space and plumbing for washing machine and tumble dryer. Tiled flooring with under floor heating.

Cloak Room

Fitted with a low level wc and wash hand basin within vanity unit. Tiled flooring with under floor heating, coving to ceiling, part tiled walls and extractor fan.

Landing

Window to front aspect, loft access, coving to ceiling and radiator. Built in double cupboard with storage and hot water cylinder.

Bedroom One

18'6" x 17'2" (5.6m x 5.2m)

Windows to both front and rear aspects. Two radiators and coving to ceiling.



Entrance Hall

Door to front aspect, stairs to first floor, tiled flooring with underfloor heating, understairs storage cubes and coving to ceiling.

Lounge

18'6" x 17'2" (5.6m x 5.2m)

Windows to both front and rear aspects, coving to ceiling, under floor heating and wood burning stove within feature brick fireplace.

Dining Room

13'0" x 11'10" (4m x 3.6m)

Windows to front and side aspects, tiled flooring with underfloor heating and coving to ceiling.

Dining Kitchen

26'8" x 10'10" (8.1m x 3.3m)

Window to rear aspect. Fitted with a range of wall and base units with granite effect work surface over and drainer sink unit. Integrated appliances include double oven, warming drawer, four plate ceramic







Ensuite

9'8" x 6'7" (3m x 2m)

Fully tiled and fitted with a low level wc, twin sinks within vanity unit and double shower cubicle with rainfall shower head. Extractor fan and chrome heated towel rail.

Bedroom Two

13'2" x 11'10" (4m x 3.6m)

Windows to side and rear aspects, radiator and coving to ceiling.

Ensuite

10'1" x 5'6" (3.1m x 1.7m)

Window to rear aspect. Fully tiled and fitted with a low level wc, wash hand basin within vanity unit and double shower cubicle with rainfall shower head. Extractor fan and chrome heated towel rail.

Bedroom Three

13'1" x 12'0" (4m x 3.7m)

Window to front aspect, fitted wardrobes and radiator.

Bedroom Four

13'0" x 11'10" (4m x 3.6m)

Windows to front and side aspects, fitted wardrobes and radiator.



Bathroom

12'4" x 9'2" (3.7m x 2.8m)

Window to rear aspect. Fully tiled and fitted with a low level wc, twin sinks within vanity unit, double ended panelled bath and double shower cubicle. Extractor fan, radiator and chrome heated towel rail.

Outside

To the front of the property is a block paved driveway. Double electric gated access leads to further block paved driveway. Gated side access leads to the enclosed rear garden with paved patio area, lawn and a variety of flowers and shrubs. Outside lighting and tap.

Double Garage

18'5" x 17'11" (5.6m x 5.5m)

Electric door, pitched roof and power and lighting. Personal side door.

Agents Note

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Floorplan



GROUND FLOOR
1647 sq.ft. (153.1 sq.m.) approx.



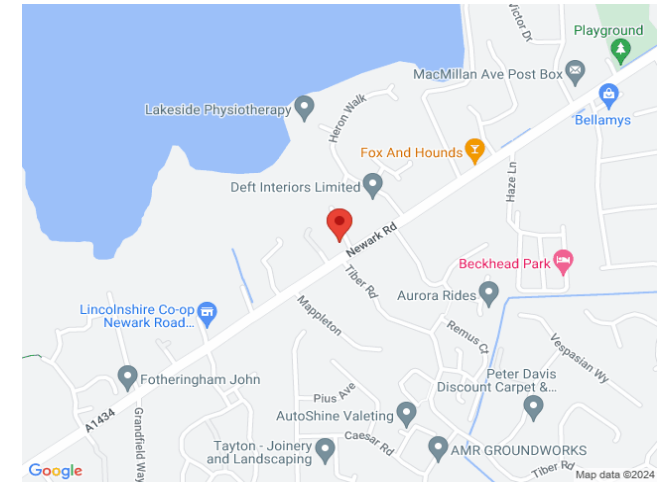
1ST FLOOR
1304 sq.ft. (121.2 sq.m.) approx.



NEWARK ROAD, NORTH HYKEHAM, LN6 9SP

TOTAL FLOOR AREA : 2952 sq.ft. (274.2 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		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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