



Newark Road, Lincoln



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Offers Over £500,000



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
- Freehold





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, Sun 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.

Entrance Hall

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

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

Windows to both front and rear aspects, coving to ceiling, underfloor 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 with warming draw, four plate ceramic hob and extractor hood, dishwasher, fridge freezer and 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 the underfloor heating.

Cloak Room

Fitted with a low level wc and wash hand basin within vanity unit. Tiled flooring, 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.

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

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.









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

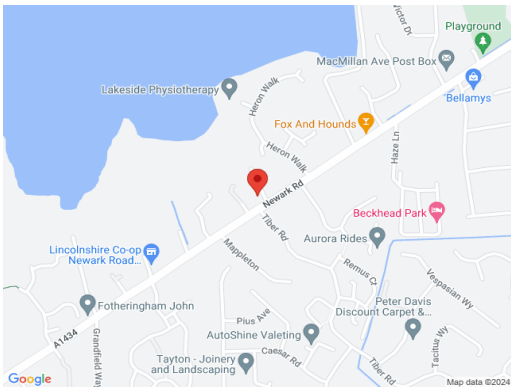
1ST FLOOR
1304 sq.ft. (121.2 sq.m.) approx.



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		

