

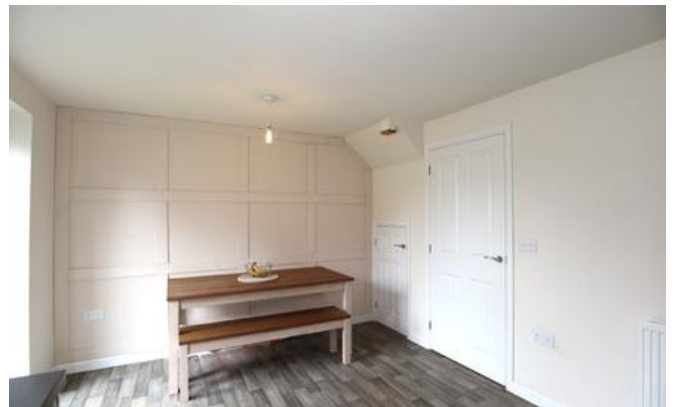


Caesar Road, Lincoln



**£230,000**

- Semi-Detached House
- Three Bedrooms
- Dining Kitchen with Appliances
- Spacious Lounge
- Bathroom & Ensuite
- Downstairs WC
- Off Road Parking & Garden
- EPC rating B



Well Presented Modern Three Bedroom Semi-Detached House situated in the popular area of North Hykeham and within walking distance of amenities. The accommodation comprises Entrance Hall, Lounge, Dining Kitchen with Integrated Appliances & French Doors into the enclosed rear garden, Downstairs WC, Landing, Bathroom and Three Bedrooms with Ensuite Shower Room to the Master Bedroom. The property benefits from off road parking via a driveway to the side.

### Entrance Hall

Door to front aspect, radiator and stairs to first floor.

### WC

Fitted with a low level wc, wash hand basin with tiled splashback and radiator.

### Lounge

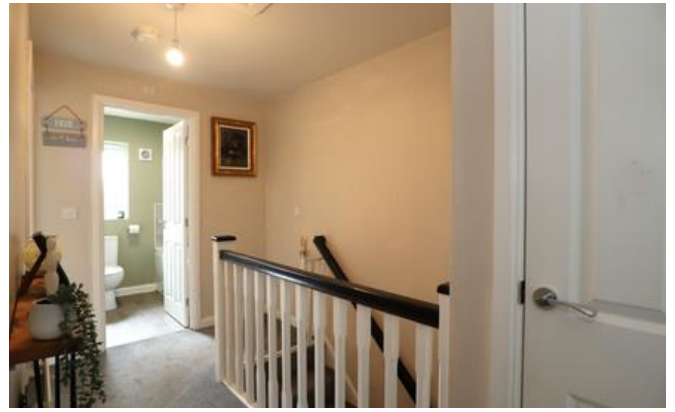
16'2" x 11'11" (4.9m x 3.6m)

Window to front aspect and radiator.

### Dining Kitchen

15'1" x 10'6" (4.6m x 3.2m)

Window and French Doors to rear aspect. Fitted with a modern range of wall and base units with work surface over and drainer sink unit. Integrated appliances include oven, four plate hob with extractor hood over, fridge freezer and washer dryer. Radiator and understairs storage.



### Landing

Loft access, radiator and built in storage cupboard.

### Bedroom One

13'10" x 8'5" (4.2m x 2.6m)

Window to front aspect and radiator.

### Ensuite

Window to side aspect. Fitted with a low level wc, wash hand basin and shower cubicle. Chrome heated towel rail and extractor fan.

### Bedroom Two

10'2" x 8'5" (3.1m x 2.6m)

Window to rear aspect and radiator.

### Bedroom Three

8'8" x 6'4" (2.7m x 1.9m)

Window to front aspect and radiator.

### Bathroom

6'4" x 5'7" (1.9m x 1.7m)

Window to rear aspect. Fitted with a low level wc, wash hand basin and panelled bath both with mixer taps. Part tiled walls, radiator and extractor fan.



### Outside

To the front of the property are mature shrubs with metal railing fence and pathway leading to the front door. Gated side access leads to the enclosed rear garden which is laid to lawn.

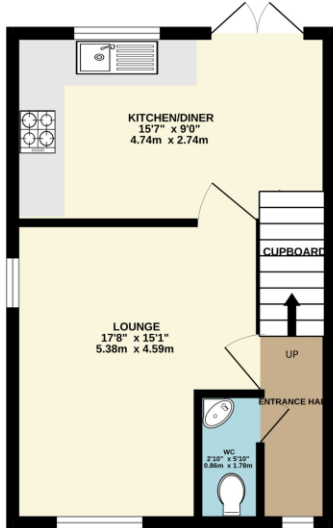
### Agents Note

Please note there is a management charge of approximately £120 per annum.

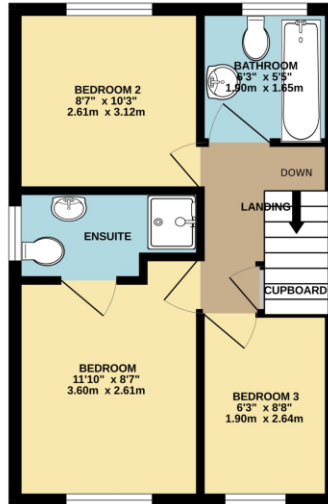
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# Floorplan

GROUND FLOOR



1ST FLOOR



35 CAESAR ROAD, NORTH HYKEHAM LINCOLN LN6 9FN

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 speciality or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		97 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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