



Cleveland Avenue, North  
Hykeham



**£525,000**

- Detached House
- Four Bedrooms
- Two Reception Rooms
- Two En-Suites
- Popular Location
- Double Garage
- Freehold
- EPC rating B



Well presented, four bedroom detached house, located in the popular area of North Hykeham. Within walking distance of Primary and Secondary schools, doctors, shops and other amenities.

The property comprises off entrance hall, WC, double aspect lounge with bi-fold doors leading to rear patio area, dining room, kitchen diner, and utility to the ground floor. To the first floor there are four double bedrooms, with ensuite to main and bedroom two and family bathroom.

Outside the property to the front there is a driveway with parking for upto three cars and to the rear of the property there is an enclosed landscaped garden with lawned area and large patio.





### Entrance Hall

External door to front aspect, stairs to first floor, and under stair storage.

### Lounge 3.58m x 6.03m (11'8" x 19'10")

Window to front aspect, Bi-fold doors to rear aspect and radiator.

### Dining Room 2.50m x 2.70m (8'2" x 8'11")

Bi-fold doors to rear aspect and radiator.

### Kitchen Diner 3.42m x 4.90m (11'2" x 16'1")

Window to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, integrated Neff five ring induction hob, Neff electric oven, Neff Microwave, fridge freezer, dishwasher, and breakfast bar.

### Utility Room 2.86m x 2.00m (9'5" x 6'7")

External door to side aspect and fitted with a range of wall and base units with worktops over, sink with drainer and plumbing for washing machine and tumble dryer.

### Landing

Storage cupboard and access to loft.

### Bedroom One 5.40m x 4.22m (17'8" x 13'10")

Dual windows to side aspect, fitted wardrobes and two radiators.

### Ensuite One 2.60m x 1.77m (8'6" x 5'10")

Window to side aspect and fitted with walk in shower, low level WC, wash hand basin, extractor and heated towel rail.

### Bedroom Two 4.76m x 4.72m (15'7" x 15'6")

Window to front aspect, walk in wardrobe, and radiator.

### En-Suite Two 2.28m x 1.33m (7'6" x 4'5")

Window to rear aspect and fitted with walk in shower, low level WC, wash hand basin, extractor, and heated towel rail.

### Bedroom Three 3.86m x 3.17m (12'8" x 10'5")

Window to rear aspect and radiator.

### Bedroom Four 3.83m x 2.63m (12'7" x 8'7")

Window to rear aspect and radiator.

### Bathroom 2.50m x 2.00m (8'2" x 6'7")

Window to side aspect and fitted with shower cubicle, panel bath, low level WC, wash hand basin, extractor, and heated towel rail.

### Outside Rear

Landscaped lawned garden with large patio area and Dutch barn with verandah.

### Double Garage 5.75m x 5.15m (18'11" x 16'11")

Two up and over doors and personal door leading to garden and power, lighting and, EV car Charger.





### Agent 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**  
1097 sq.ft. (101.9 sq.m.) approx.



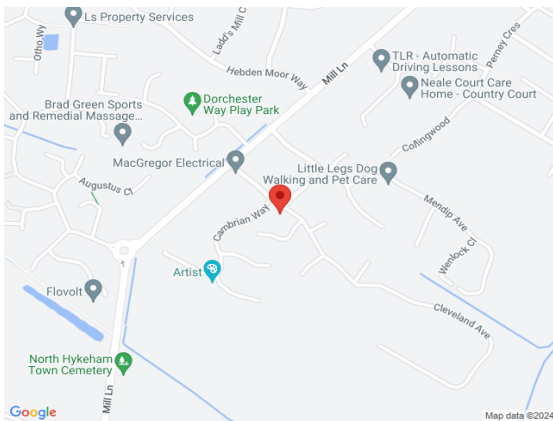
**1ST FLOOR**  
1097 sq.ft. (101.9 sq.m.) approx.



**CLEVELAND AVENUE, NORTH HYKEHAM**

**TOTAL FLOOR AREA : 2194 sq.ft. (203.8 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             | 84 B    | 91 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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