



Hykeham Road, Lincoln



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£290,000

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Key Features

- Semi-Detached House
- Large Annexe
- Bay Fronted Lounge
- Three Bedrooms
- Extended
- Two Reception Rooms
- EPC rating D
- Freehold





Well presented three-bedroom, semi-detached house, with large detached annexe. Ideally located within walking distance of local schools, shops, doctors and other local amenities.

The property offers internally entrance hall, lounge, dining room, kitchen, bathroom and rear porch to the ground floor. To the first floor there are three bedrooms. Outside the property there is ample parking to the front and gated access to the rear leading to an enclosed lawned garden and patio area and large annexe with double garage, lounge, WC, kitchen, conservatory and bedroom.

Viewing is highly recommended to see the space and potential on offer.

Entrance Hall

External door to front aspect, and stairs to first floor.

Lounge 3.82m x 4.52m (12'6" x 14'10")

Bay window to front aspect, radiator and decorative arch leading to dining room.

Dining Room 3.82m x 3.95m (12'6" x 13'0")

French doors to rear aspect, feature fireplace and radiator.

Kitchen 2.40m x 5.08m (7'11" x 16'8")

Dual windows to side aspect and fitted with a range of wall and base units with worktops over, freestanding electric double oven with extractor over, space and plumbing for washing machine and tumble dryer, sink with drainer, space for fridge freezer and radiator.

Rear Porch

External door to rear aspect and storage cupboard.

Bathroom 3.80m x 2.70m (12'6" x 8'11")

Window to side aspect and fitted with his and hers sinks, BD, low level WC, wash hand basin, panel bath and shower cubicle.

Landing

Window to rear aspect, and access to loft.

Bedroom One 3.08m x 3.93m (10'1" x 12'11")

Window to rear aspect and radiator.

Bedroom Two 3.08m x 3.66m (10'1" x 12'0")

Window to front aspect and radiator.

Bedroom Three 1.80m x 3.38m (5'11" x 11'1")

Window to front aspect and radiator.

Garage 6.85m x 4.55m (22'6" x 14'11")

Side by side doors and window to front aspect, power and lighting.

Annexe Lounge 6.85m x 4.10m (22'6" x 13'6")

Patio doors to side aspect leading to conservatory, radiator and stairs to first floor.

Annexe Kitchen 4.15m x 3.30m (13'7" x 10'10")

Window to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer and space and fitted for cooker.

Annexe WC

Fitted with low level WC and wash hand basin.

Annexe Conservatory 3.52m x 8.56m (11'6" x 28'1")

Dual windows to side aspect and patio doors to front aspect.

Annexe Bedroom 7.11m x 3.70m (23'4" x 12'1")

Windows to all aspects.

Outside Front

Concrete driveway for three cars and lawned garden.

Outside Rear

Gated access driveway with parking for multiple cars, leading to annex and patio area and lawned garden.

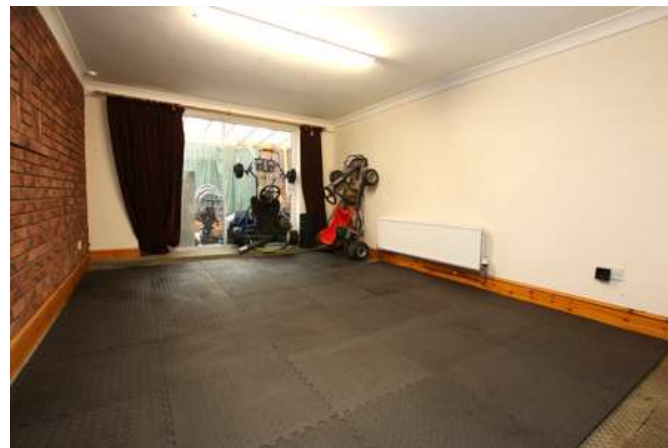




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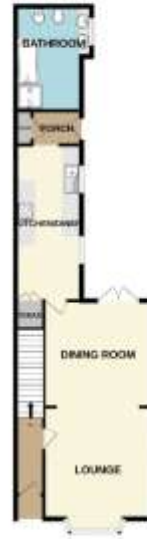








FLOOR PLAN
138 HYKEHAM ROAD



LETTERS
All units are 100 sq ft approx.



ANNEXE ROOMS TOUR
All units are 100 sq ft approx.



ANNEXE ROOMS TOUR
All units are 100 sq ft approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

138 HYKEHAM ROAD

TOTAL FLOOR AREA : 2453 sq ft (227.9 sq m.) approx.

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