



Newark Road, North Hykeham



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**£250,000**

- Spacious Semi-Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Modern Kitchen Diner
- Ample Parking
- Popular Location
- Freehold
- EPC rating C



Well presented and spacious three bedroom semi detached house, located in the popular area of North Hykeham. Positioned within walking distance of the local supermarkets, doctors, primary and secondary schools and easy access to the A46.

The accommodation consists of Entrance Hall, Lounge, Dining Room, Kitchen Diner, Utility, Pantry and WC to the ground floor. To the first floor there are three double bedrooms and family bathroom. Outside the front of the property there is a gravel driveway with parking for three cars and to the rear of the property there is a lawned garden with patio area and large shed.

The property also benefits from Gas Central Heating and uPVC Double Glazing.

### Entrance Hall

External door to front aspect, stair to first floor and radiator.

### Dining Room

3.35m x 3.03m (11'0" x 9'11")

Window to front aspect, feature fire place and radiator.

### Lounge

4.22m x 3.26m (13'10" x 10'8")

Window to front aspect, feature fire place and radiator.





## Kitchen Diner

5.13m x 2.42m (16'10" x 7'11")

Window to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, four burner gas hob with extractor over, single electric oven, integrated dishwasher and radiator.

## Panty

Window to side aspect and space for fridge freezer.

## Utility Room

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

## WC

Window to side aspect and fitted with low level WC.

## Landing

Window to side aspect.

## Bedroom One

4.25m x 3.59m (13'11" x 11'10")

Window to front aspect, built in wardrobes and radiator.

## Bedroom Two

3.37m x 3.3m (11'1" x 10'10")

Window to front aspect and radiator.

## Bedroom Three

3.62m x 2.42m (11'11" x 7'11")

Window to rear aspect and radiator.



## Bathroom

2.33m x 1.66m (7'7" x 5'5")

Window to rear aspect and fitted with panel bath with shower over, low level WC, wash hand basin, extractor, loft access and radiator.

## Outside

To the front of the property there is a gravel driveway with parking for three cars. To the rear of the property there is an enclosed garden with decking area and large shed.

## Agent Note

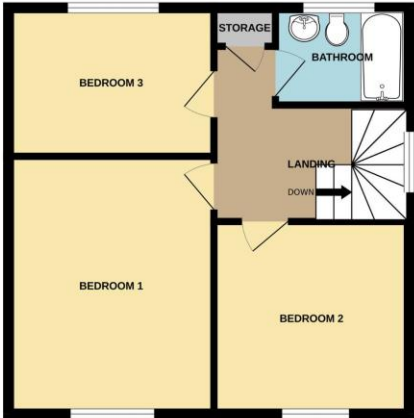
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# Floorplan

GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



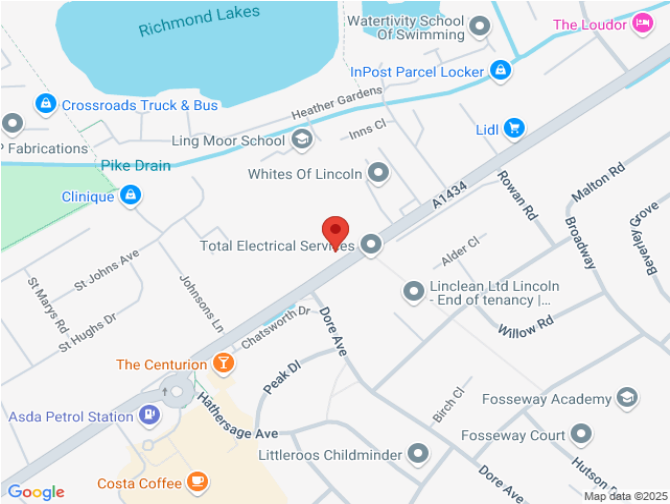
1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



133 NEWARK ROAD, NORTH HYKEHAM

TOTAL FLOOR AREA : 1010 sq.ft. (93.9 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 is given 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
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		