



Lincoln Road, North Hykeham



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£365,000

- Extended Semi-Detached Dormer Bungalow
- Five Bedrooms
- Block Paved Drive, Garage & Garden
- Close to Local Amenities
- Bathroom & En-Suite to Main Bedroom
- Open Plan Living Dining Kitchen
- Freehold
- EPC rating C



A great opportunity to own this extended five-bedroom semi-detached Dormer bungalow in immaculate condition. On the ground floor; Entrance Hall, Lounge, Kitchen/Diner, Family Room, Downstairs Master Bedroom with Dressing Area and En-Suite with underfloor heating throughout. Upstairs consists of Four Double Bedrooms and Family Bathroom. To the front a spacious block paved driveway with gated access to the low maintenance rear garden. Double gates lead to a good sized garage.

Entrance Hall

With door to front aspect, stairs to the first floor, storage cupboard and underfloor heating.

Lounge 11'11" x 10'10" (3.6m x 3.3m)

Window to the front aspect, electric fireplace and underfloor heating

Kitchen/Diner 25'9" x 10'11" (7.8m x 3.3m)

Open plan modern kitchen, fitted during 2024, with dining space, a range of base and eye level units with worktop over, integrated oven, hob, microwave, dishwasher and fridge freezer, window to the rear aspect of the property and underfloor heating.

Family Room 12'6" x 9'7" (3.8m x 2.9m)

With Bifold doors to the side, windows to side and rear aspect, with underfloor heating.



WC

Located next to the staircase, with low level WC, wash hand basin, storage access to under stairs cupboard and underfloor heating.

Bedroom One (Downstairs) 10'11" x 9'0" (3.3m x 2.7m)

With window to front aspect and access to dressing room. Underfloor heating.

En Suite 5'2" x 7'9" (1.6m x 2.4m)

Obscure window to the side, shower, low level WC, and wash hand basin.

Bedroom Two 10'0" x 13'1" (3m x 4m)

Window to rear and radiator.

Bedroom Three 11'1" x 11'11" (3.4m x 3.6m)

Window to rear and radiator.

Bedroom Four 12'3" x 8'1" (3.7m x 2.5m)

Window to the front, radiator, restricted head height and storage access to front eave.

Bedroom Five 11'4" x 8'1" (3.5m x 2.5m)

Window to the front, radiator, restricted head height and storage access to front eave.

Family Bathroom 8'4" x 5'11" (2.5m x 1.8m)

Obscure window to side, shower over bath, low level WC, tiled walls and floor.

Garage 11'6" x 17'11" (3.5m x 5.5m)

With roller door, double glazed door to side aspect, window to side and power and lighting.

Front Garden

Paved driveway with parking for multiple cars.

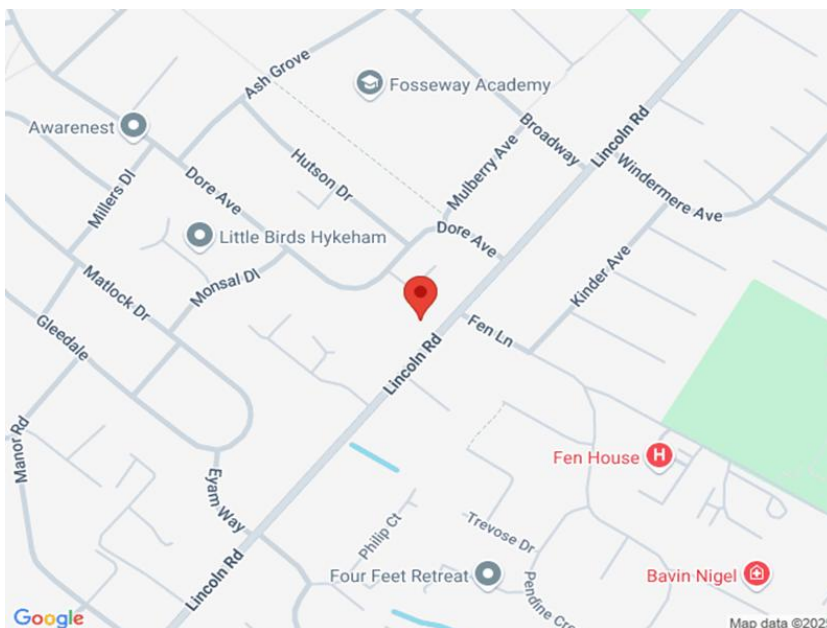
Rear Garden

Entertaining garden with patio area, artificial grass, double gated access to the side, and access to the garage.

Agents Note

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		