



Hykeham Road, Lincoln

 4  3  1

Freehold

£495,000

 4  3  1

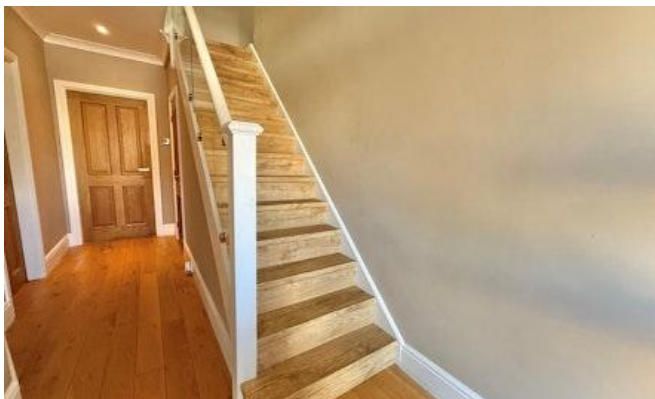
Key Features

- Detached Family House
- Four Bedrooms
- Three Reception Rooms
- Ensuite, Family Bathroom & Downstairs WC
- Gated Driveway & Double Garage
- Popular Location
- EPC rating C





Well presented Extended FOUR BEDROOM Detached House, situated on Hykeham Road to the south of the city of Lincoln. The current owners have extended to side and rear, making this offer over 2000 sq ft of living space. The property also benefits from a gated driveway, gas central heating, uPVC double glazing and is within walking distance of local shops, primary and secondary schools and doctors surgery.



The accommodation on offer comprises Entrance Hall, Lounge, Open Plan Living Kitchen, Utility, Shower Room and Office to the ground floor. To the first floor there are Four Bedrooms with open plan bathroom to the master and a Family Bathroom. Outside the property to the front is a gated driveway with parking for up to five cars, leading to a integral double garage. to the rear of the property there is an enclosed lawned garden with patio and hot tub.



Entrance Hall

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

Lounge

13'0" x 22'9" (4m x 6.9m)

Bay window to front aspect, feature fireplace, multi fuel burner and radiator.

Dining/Living Area

12'1" x 19'6" (3.7m x 5.9m)

Windows and patio doors to rear aspect, underfloor heating and air conditioning unit.

Kitchen

9'5" x 11'9" (2.9m x 3.6m)

Windows to rear and side aspect. Fitted with a range of wall and base units with worktops over, one and a half sink with drainer, electric double oven, four ring induction hob with extractor over, integrated dishwasher, space and plumbing for washing machine and fridge freezer.

Utility Room

9'0" x 11'8" (2.7m x 3.6m)

External doors and window to rear aspect and space for tumble dryer.

Shower Room

Fitted with single shower cubicle, low level WC, wash hand basin, extractor and radiator.

Landing

Access to roof space.

Bedroom One

14'3" x 17'10" (4.3m x 5.4m)

Two windows to front aspect, air conditioning unit, built in wardrobes and radiators.

En-Suite

10'3" x 11'7" (3.1m x 3.5m)

Open to Bedroom one and fitted with Jacuzzi style bath, low level WC, wash hand basin and radiator.





Bedroom Two

11'9" x 11'9" (3.6m x 3.6m)

Bay window to front aspect and radiator.

Bedroom Three

9'5" x 12'8" (2.9m x 3.9m)

Window to rear aspect and radiator.

Bedroom Four

8'9" x 7'5" (2.7m x 2.3m)

Window to front aspect and radiator.

Bathroom

6'4" x 11'7" (1.9m x 3.5m)

Window to rear aspect and fitted with panel bath, corner shower cubicle, low level WC, wash hand basin and radiator.

Office

External doors to front and rear aspect and windows to side aspect.

Double Garage

Electric up and over door, power and lighting.

Outside

To the front of the property there is a gated block paved driveway with room for five vehicles and EV Charger. To the rear of the property there is an enclosed lawned garden with patio and covered hot tub area.

Agents Note

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Floorplan



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		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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