



Cleveland Avenue, North
Hykeham



£340,000

- Detached House
- Four Bedrooms
- Two Reception Rooms
- En-Suite, Family Bathroom & Downstairs WC
- Detached Double Garage
- Popular Location
- Freehold
- EPC rating D



Spacious FOUR BEDROOM Detached House located in the popular area of North Hykeham. Perfectly positioned within walking distance of the local Primary Schools, Secondary Schools, Shops, Doctors and a host of other local amenities.

The accommodation on offer comprises Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, Utility, Cloakroom WC and Conservatory to the ground floor. To the first floor there are Four Bedrooms with En-Suite to Bedroom One and Family Bathroom. Outside the property to the front there is a small lawned garden with path leading to the front door and DETACHED DOUBLE GARAGE with driveway for three cars. To the rear of the property there is an enclosed lawned garden with two patio areas. The property also benefits from Gas Central Heating and uPVC Double Glazing throughout.

Entrance Hall

The property is entered via a partly glazed door to the front elevation leading into the entrance hall with stairs to the first floor landing and radiator.

Downstairs Cloakroom

Window to front aspect, wash hand basin, low level WC and radiator.

Lounge

6.67m x 5.53m (21'11" x 18'1")

Bay window to front aspect, patio door to rear aspect, feature fireplace with electric fire inset and radiator.



Dining Room

3.1m x 3.2m (10'2" x 10'6")

French doors to rear aspect and radiator.

Conservatory

3.8m x 3m (12'6" x 9'10")

Brick based with uPVC windows and French doors to the garden.

Breakfast Kitchen

4.29m x 2.45m (14'1" x 8'0")

Window to front aspect and fitted with a range of modern wall and base units with worktops over, sink with drainer, integrated dishwasher, electric single oven, four ring induction hob with extractor over, dishwasher and fridge freezer. Plinth heater.

Utility

2.44m x 1.92m (8'0" x 6'4")

Window to rear aspect and external door to side aspect. Fitted with a range of modern wall and base units with worktops over, space and plumbing for washing machine and tumble dryer. Boiler and radiator.

First Floor Landing

Window to front aspect, airing cupboard and radiator.

Bedroom One

3.53m x 3.57m (11'7" x 11'8")

Window to rear aspect, fitted wardrobes and radiator.

En-Suite

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

Bedroom Two

3.53m x 2.65m (11'7" x 8'8")

Window to front aspect and radiator.



Bedroom Three

2.63m x 2.44m (8'7" x 8'0")

Window to front aspect and radiator.

Bedroom Four

2.63m x 2.51m (8'7" x 8'2")

Window to rear aspect, fitted wardrobes and radiator.

Family Bathroom

2.11m x 2.22m (6'11" x 7'4")

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

Outside

To the front of the property there is a small lawned area with path leading to the front door. Block paved driveway with parking for three cars leading to a detached double garage with EV Charging point. To the rear of the property there is an enclosed lawned garden with large patio area and patio to the side aspect.

Double Garage

With up and over door, power and lighting. Personal door to side aspect.

Agent Note

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Floorplan

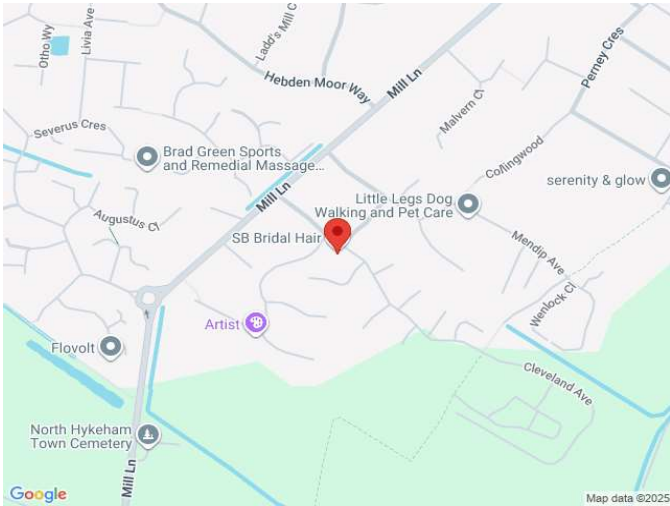


CLEVELAND AVENUE, NORTH HYKEHAM

TOTAL FLOOR AREA: 1400 sq.ft. (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, manufacturers of doors, windows, carpets and any other items are approached and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The contents, systems and appliances are shown here not being fixed and are provided as guides only. The contents, systems and appliances are shown here not being fixed and are provided as guides only. The contents, systems and appliances are shown here not being fixed and are provided as guides only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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