



Lincoln Road, North Hykeham



Offers in excess of £350,000

- Extended Semi-Detached Dormer Bungalow
- Five Bedrooms
- Block Paved Drive, Garage & Garden
- Close to Local Amenities
- Walk in Wardrobe & En-Suite to Main Bedroom
- Open Plan Living Dining Kitchen
- Tenure: 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

Block paved driveway, garage and parking for multiple cars.

Rear Garden

Entertaining garden with patio area, artificial grass, access to the garage, double gated access and large paved space at the side of the bungalow for potential secure storage for a caravan.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

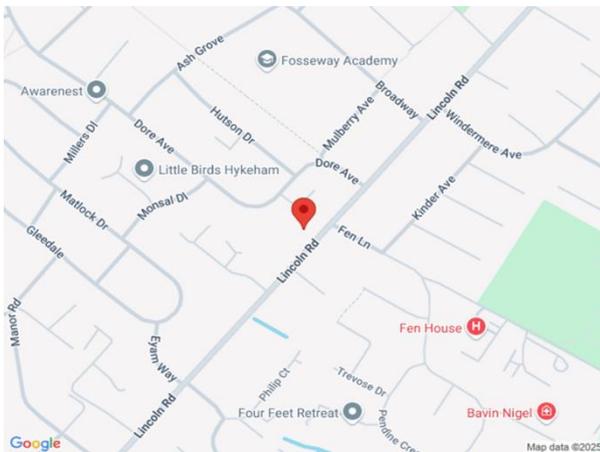


GROUND FLOOR

1ST FLOOR



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 illustration 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.
Made with Metropix ©2025



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		



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk