



- Renovated Semi-Detached Home
- Bay Fronted Lounge
- Wrap Around Suntrap Garden
- Ample Off Street Parking

- Granted Planning Permission
- Open Plan Kitchen/Diner
- New Central Heating System
- Sought After Location

Lincoln Road, North Hykeham, LN6 8PB  
£255,000





Starkey & Brown are delighted to present this recently refurbished three-bedroom semi-detached home, prominently positioned on Lincoln Road within the highly sought-after area of North Hykeham. The property has undergone a comprehensive scheme of improvements in the last year by the current owners and offers stylish and modern living throughout, making it an ideal home for families or buyers looking for a move-in-ready property with future potential. The property comprises a welcoming entrance hall leading into a bright, bay-fronted living room. To the rear of the property, there is an impressive, open-plan, modern kitchen diner, thoughtfully designed for contemporary living. The kitchen diner benefits from French doors opening directly onto the garden, allowing plenty of natural sunlight. On the first floor, there are three bedrooms, two of which are doubles, alongside a further single bedroom and a renovated bathroom suite finished to a modern standard. Externally, the property has a generous, gravel-laid driveway providing off-street parking and access to a garage, which has an electric roller door. To the rear of the property, there is a wrap-around garden attracting sunlight throughout the day. A huge benefit is that the property has been granted planning permission for a two-story side extension, offering exciting potential for buyers wishing to further expand the living space. The current owners have undertaken extensive works, including a new central heating system, a replacement of radiators, and a wide range of cosmetic improvements throughout. Further benefits include gas central heating with a newly fitted boiler and uPVC double glazing throughout. Lincoln Road is located within North Hykeham, which offers a wide range of local amenities, including shops, supermarkets, a doctors' surgery, Hykeham train station, and a regular bus service into Lincoln city centre. The property also benefits from easy access to the A46 bypass and surrounding road networks, making it a highly desirable location for families as well as commuters. Council tax band: B. Freehold.



## uPVC composite door leading to:

### Hall

Laminate flooring, a radiator, an under-stairs storage cupboard, and a staircase to the first floor. Access leads into the living room.

### Living Room

13' 5" x 11' 11" into bay window (4.09m x 3.63m)

Bay-fronted window to the front aspect, carpet flooring, a radiator, and an electric fireplace with a mantel surround.

### Kitchen

19' 6" x 15' 9" max (5.94m x 4.80m)

Recently fitted.

### Kitchen Area

Range of matching base and wall units with quartz worktops, a drop-bowl sink with a mixer tap, a four-ring induction hob with an overhead extractor fan, an integrated electric oven, and an integrated dishwasher. There is space and plumbing for a washing machine, and space for a normal/ American-size fridge freezer, laminate flooring, a uPVC double-glazed window to the rear and side aspect, a uPVC door leading out to the rear, and a vertical radiator.

### Dining Area

French doors leading to the rear garden, laminate flooring, and a radiator.

### First Floor Landing

Has a uPVC double-glazed window to the side aspect, carpet flooring, and loft access. Provides access to the three bedrooms and the family bathroom.

### Bedroom 1

11' 11" x 11' 10" (3.63m x 3.60m)

Having a uPVC double-glazed window to the front aspect, carpet flooring, and a radiator.

### Bedroom 2

11' 11" x 11' 10" (3.63m x 3.60m)

Having a uPVC double-glazed window to the rear aspect, carpet flooring, and a radiator.

### Bedroom 3

7' 9" x 7' 7" (2.36m x 2.31m)

Having a uPVC double-glazed window to the front aspect, carpet flooring, and a radiator.

### Bathroom

7' 7" x 6' 9" (2.31m x 2.06m)

Recently renovated. Comprises a three-piece suite including a low-level WC, a wash hand basin with under-storage, and a panelled bath with an overhead, mains-fed shower unit. Features a frosted double-glazed window to the rear, a mermaid board splashback, laminate flooring, an extractor fan, and a radiator. Includes a full-length storage cupboard as well as a built-in storage cupboard which houses the new gas boiler.

### Outside Front

Features a large, laid gravel driveway suitable for multiple cars. Mostly fenced with access leading to the garage.

### Garage

16' 5" x 8' 4" (5.00m x 2.54m)

Has an electric roller door, a window to the rear, and full power and electricity.

### Outside Rear

A fully fenced, wrap-around garden that gets the sun all day. Features a patio slab seating area, lawned area, planted borders, and an outside tap.

### Agents Note 1

The property has undergone a full renovation, including a new central heating system. Please contact Starkey & Brown for further details.

### Agents Note 2

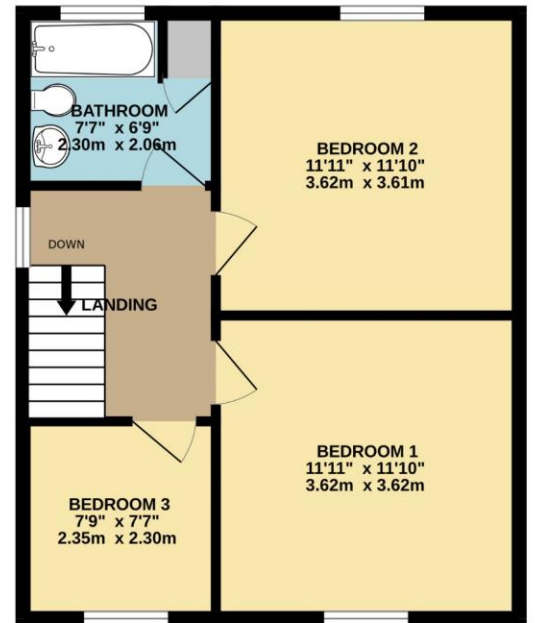
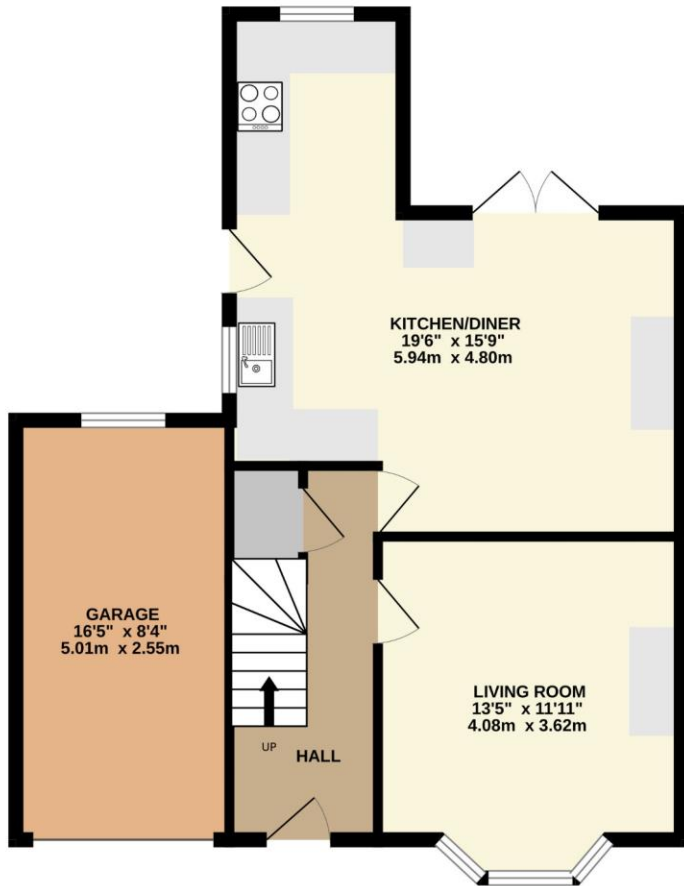
The sellers have had planning permission granted for a two-story side extension. The planning reference is 26/0342/HOUS through North Kesteven District Council, and it expires in approximately 3 years.





GROUND FLOOR  
725 sq.ft. (67.4 sq.m.) approx.

1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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 as to their operability or efficiency can be given.  
Made with Metropix ©2026

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE