



- No Onward Chain
- Detached House
- Four Bedrooms
- Two Bathrooms
- Well-Presented Throughout
- Low Maintenance, Non-Overlooked Garden
- Single Garage & Driveway Parking
- Nearby To Family-Friendly Amenities

Augustus Close, North Hykeham, LN6 9NF
£335,000





Offered for sale with no onward chain is this well-presented detached family home situated in the popular area of North Hykeham. The property boasts four bedrooms and two bathrooms and has accommodation over two floors. Upon entering the home, you are welcomed via a storm porch and an integral entrance hall, which then gives access into a lounge. The lounge comes with a feature fireplace and access to the dining room, which has space for dining and patio doors overlooking the rear garden. There is a breakfast kitchen, ideal for entertaining and socialising with guests. There are also eye and base level units and integrated appliances. Most importantly, the ground floor is completed with a utility room with space for laundry appliances and access to a downstairs WC. Rising to the first floor are four generous bedrooms, all doubles - ideal for a growing family. The master bedrooms come with an en-suite shower room, and the three further double bedrooms all benefit from the use of a three-piece family suite. To the rear of the property is a non-overlooked garden which enjoys the sun throughout the day, being mostly laid to lawn, with an external water source and a summer house. To the front of the property, there is driveway parking and access to an integral garage measuring 17'7" x 8'2". Completing the home is gas central heating and uPVC double-glazing throughout. The boiler was last serviced in October 2025. The home is situated near fantastic amenities, these include schooling at primary and secondary level, independent retailers and nationwide supermarkets, superb access to public transport links such as a regular bus service to and from Lincoln city centre, Hykeham railway station with links to Newark, Nottingham and London's Kings Cross, as well as the A46 bypass north and south. For viewing requests, please contact Starkey&Brown. Council tax band: D. Freehold.



Entrance Hall

Composite front door entry to the front aspect, a radiator, and stairs rising to the first floor.

Lounge

14' 6" x 12' 6" max (4.42m x 3.81m)

Having a uPVC double-glazed window to the front aspect, a radiator, understairs storage cupboard, a feature fireplace, and access into:

Dining Room

11' 4" x 8' 0" (3.45m x 2.44m)

Having patio doors onto the rear garden and a radiator. Access to:

Breakfast Kitchen

10' 10" x 11' 4" (3.30m x 3.45m)

Having a range of eye and base level units with oven, gas hob, space and plumbing for a fridge freezer and a dishwasher, a uPVC double-glazed window to the rear aspect, and tiled flooring. Access to:

Utility Room

7' 4" x 5' 1" (2.23m x 1.55m)

Having a range of base level units with space and plumbing for a washing machine, a radiator, a uPVC double-glazed obscured window to the rear aspect, tiled flooring, and access into:

Downstairs WC

Low-level WC, pedestal hand wash basin unit, a radiator, tiled flooring, and a uPVC double-glazed window to the side aspect.

First Floor Landing

Storage cupboard and access to insulated loft.

Master Bedroom

11' 8" x 11' 8" max (3.55m x 3.55m)

Having a uPVC double-glazed window to the rear aspect and a radiator. Access to:

En-Suite

4' 6" x 6' 9" max to back of shower (1.37m x 2.06m)

Low-level WC, vanity hand wash basin unit, shower cubicle, a radiator, and a uPVC double-glazed window to the side aspect.

Bedroom 2

12' 6" x 10' 0" (3.81m x 3.05m)

Having a uPVC double-glazed window to the rear aspect, a radiator, and an airing cupboard housing the hot water cylinder.

Bedroom 3

8' 9" x 13' 4" (2.66m x 4.06m)

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

Bedroom 4

9' 1" x 11' 7" max (2.77m x 3.53m)

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

Bathroom

7' 5" max x 6' 3" (2.26m x 1.90m)

Having a bath tub, low-level WC, vanity hand wash basin unit, a radiator, and a uPVC double-glazed obscured window to the front aspect.

Integral Garage

17' 7" x 8' 2" (5.36m x 2.49m)

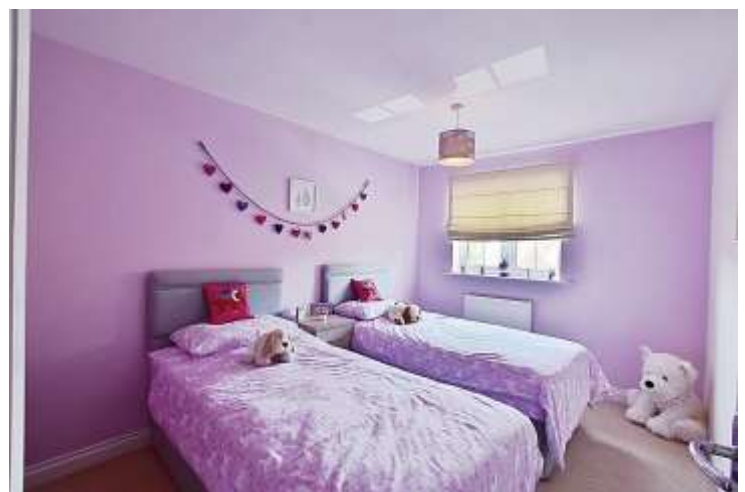
Manual up-and-over door, power, and lighting.

Outside Rear

Enclosed garden with fenced perimeters, mostly laid to lawn with summer house to remain, side access to the front of the property, external water source, and being non-overlooked.

Outside Front

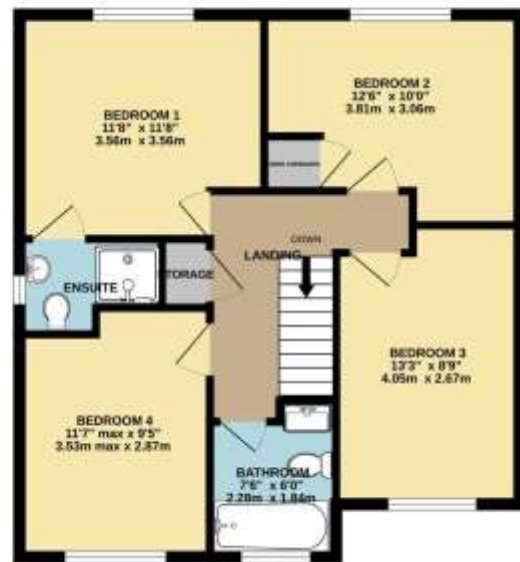
Well-presented front garden with driveway parking, access to storm porch entrance and garage. Alongside the main driveway, in front of the front lawn, is a separate parking alcove offering additional space for the parking of vehicles.





GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.

1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1238 sq.ft. (115.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan 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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