



Newark Road, North Hykeham,  
Lincoln

Asking Price £249,500

  
**MARTIN&CO**

Newark Road, North Hykeham,  
Lincoln

House - Detached  
3 Bedrooms, 1 Bathroom

Asking Price £318,500

- 3 Bedroom Detached Property
- Spacious Living Areas
- Off road Parking
- Cul-de-Sac position
- North Hykeham Area
- EPC - D
- Council Tax Band - C
- Tenure - Freehold



A well presented three bedroom detached property offering spacious accommodation throughout, benefitting from a single storey extension completed in 2020 and fitted in 2021. The property also offers further potential to extend, subject to the necessary planning permissions (STPP).

Situated within the cul-de-sac off Newark Road in North Hykeham area the property is ideal for families, with primary and secondary schools nearby, and commuters with convenient access to the A46 and city centre.

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Entrance Hall  
6'2" x 13'1"  
Featuring wood effect laminate flooring, a UPVC double glazed front door, radiator, intruder alarm system, under stairs storage cupboard, and staircase rising to the first floor.

Living Room  
12'0" x 13'0"  
Bright and spacious with a bay window to the front aspect, radiator beneath, decorative light fitting, Nest thermostat, and double doors leading through to the kitchen diner.

Breakfast Kitchen  
18'6" x 12'0"  
The modern kitchen diner is fitted with a range of base and eye level units with wood effect laminate worktops, tiled flooring, stainless steel double bowl sink with mixer tap, integrated fridge freezer, slimline integrated dishwasher, Zanussi five-ring gas hob with Hoover extractor hood, and Hotpoint electric oven and grill.

Sun Room  
9'2" x 10'4"  
Leading from the kitchen is the impressive sun room extension featuring tiled flooring, spotlights, radiator, UPVC double glazed windows, and patio doors opening onto the rear garden.



Stairs & Landing

Featuring fitted carpet, side aspect UPVC double glazed window, airing cupboard housing the Ideal combination boiler, loft access with part boarding and lighting.

Bedroom

10'11" x 14'2"

Bay window to the front aspect, fitted carpet, radiator, and potential for a ceiling fan light fitting to be included within the sale.

Bedroom

10'10" x 11'5"

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, and pendant light fitting.

Bedroom

7'6" x 9'3"

Fitted carpet, built in storage cupboard, UPVC double glazed window to the front aspect, radiator, and pendant light fitting.

Bathroom

7'6" x 5'6"

Fitted with a P-shaped bath with Mira electric shower over, porcelain cabinet basin, low-level WC, chrome ladder-style radiator, tiled flooring, spotlights, and a UPVC double glazed privacy window to the rear.

Garage

Power and lighting, pebble dash exterior finish, wooden side access door, and traditional wooden garage doors to the front.

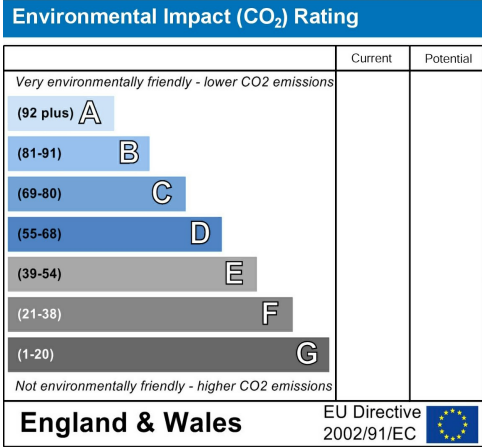
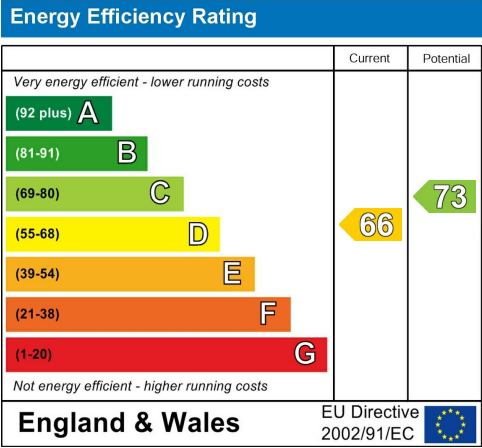
Outside

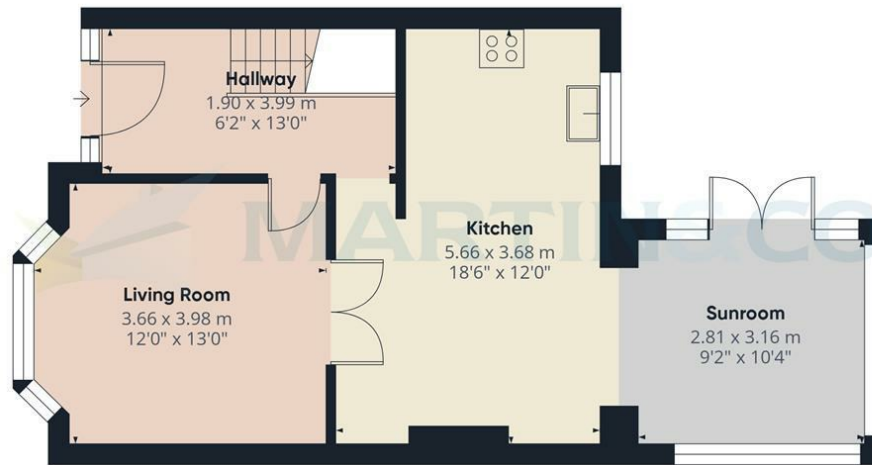
To the front of the property there is a gravel driveway providing off road parking for multiple vehicles, lawned area, and electric vehicle charging point.

To the rear, the enclosed garden offers a patio seating area, lawn, planted borders, and garden shed.

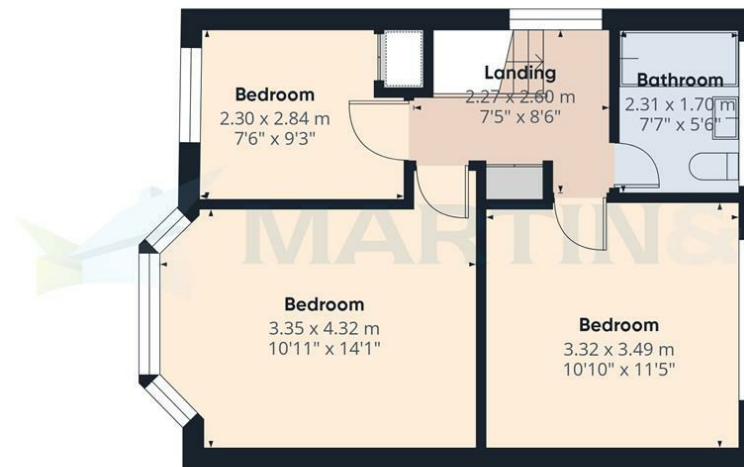
Fixtures & Fittings

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

90.3 m<sup>2</sup>  
973 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

