

- Modern End Terraced House
- Fully Renovated Throughout
- Three Bedrooms
- Low Energy Bills (EPC: 82B)

- Landscaped Rear Garden
- En-Suite Shower Room & Bathroom
- Driveway Parking For Two Vehicles
- Turn Key Home, Ready For Immediate Move In

Ferrous Way, North Hykeham, LN6 9ZN
£235,000





Starkey&Brown is delighted to represent this modern end terrace home, which has been fully renovated throughout. Built in 2016, the home has undergone a full cosmetic and external refurbishment. The home comprises accommodation over two floors. Upon entering the home, you are welcomed to an entrance hall, access to a cosy lounge, and a downstairs WC. The lounge measures 14'1" x 11'11" and comes with feature wood panelling and newly laid carpet. Access to a modern and stylish kitchen with a range of refurbished eye and base level units and appliances. There are patio doors leading onto a landscaped rear garden, which comes with a seating area - perfect for entertaining and relaxing with guests, as well as a low-maintenance arrangement with artificial turf, fenced perimeters, and a timber-built garden shed. Rising to the first floor are three bedrooms and two bathrooms. Master bedroom featuring an en-suite shower room and a storage cupboard. Bedrooms two and three benefit from the use of a three-piece family bathroom. To the front of the property, there is driveway parking for multiple vehicles. The home comes with low energy bills with an EPC rating of 82B. Furthermore, the property is in immaculate condition and turn-key status - ready for immediate move-in. Due to the property's position, it is located near essential amenities, these include Hykeham railway station with links to Newark Northgate, Nottingham, and London Kings Cross, a quick and convenient route to Lincoln city centre, and Ofsted-rated schooling at primary and secondary levels. Further amenities include independent and nationwide retailers and supermarkets, a regular bus service to and from Lincoln city centre. The property is leasehold and comes with annual ground rent and communal maintenance charges. For further details and viewing requests, please contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Hall

Composite front door to the front aspect, a radiator, access to the downstairs WC, and stairs rising to the first floor. Access to the lounge.

Downstairs WC

5' 6" x 3' 0" (1.68m x 0.91m)

Low-level WC, pedestal hand wash basin unit, a chrome heated hand towel rail, and a uPVC double-glazed obscured window to the front aspect.

Lounge

14' 1" x 11' 11" (4.29m x 3.63m)

Having a uPVC double-glazed window to the front aspect, a newly laid carpet, an understairs storage cupboard, a radiator, and feature wood panelling.

Kitchen Diner

15' 4" x 8' 10" (4.67m x 2.69m)

Range of refurbished eye and base level units and worktops, space and plumbing for appliances, integrated oven, hob and extractor hood over, newly fitted flooring, feature wood panelling and a uPVC double-glazed window to the rear aspect and patio doors to the rear aspect leading onto the rear garden and a radiator.

First Floor Landing

Loft access - insulated, a storage cupboard with shelving. Access to the bedrooms and the family bathroom.

Master Bedroom

11' 11" x 9' 6" (3.63m x 2.89m)

Having a uPVC double-glazed window to the front aspect, a storage cupboard, a newly laid carpet, and feature wood panelling. Access to:

En-Suite Shower Room

6' 4" x 5' 4" (1.93m x 1.62m)

Shower cubicle with mains-fed shower, a low-level WC, pedestal hand wash basin unit, tiled surround, herringbone effect vinyl flooring, an extractor unit, and a uPVC double-glazed obscured window to the front aspect.

Bedroom 2

9' 0" x 7' 7" (2.74m x 2.31m)

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

Bedroom 3

7' 6" x 6' 0" (2.28m x 1.83m)

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

Bathroom

5' 9" x 5' 11" (1.75m x 1.80m)

Three-piece suite comprising bath tub with tiled surround, pedestal hand wash basin unit, a low-level WC, chrome heated towel rail, and a uPVC double-glazed obscured window to the side aspect and an extractor fan.

Outside Rear

Landscaped garden, newly fitted fence surround, a large patio seating area, artificial turf, and a timber-built garden shed, water source, and gated access to the side of the property, with access to the front of the property.

Outside Front

Driveway parking for two vehicles and access to the front door entrance.

Agents Note 1

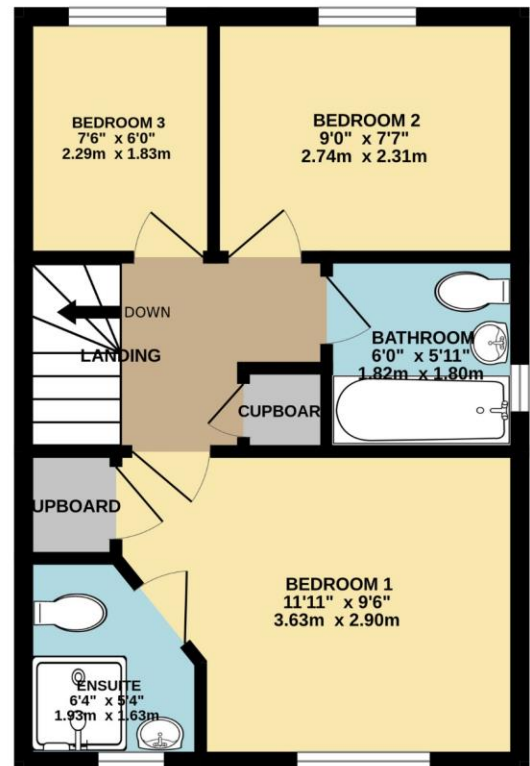
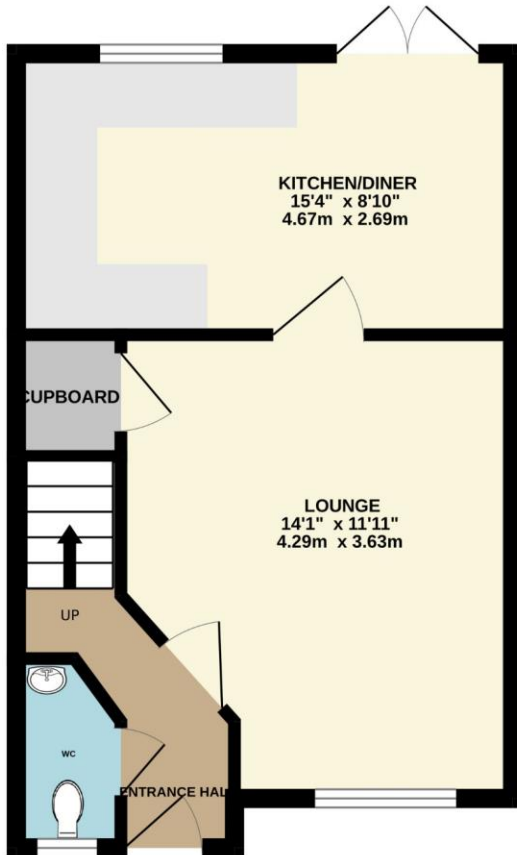
The property is leasehold. It is estimated that when the property was built in 2016, it came with a 999-year lease. There are also annual charges. Ground rent of £130 and service charge of £140. Paid in January 2026. With the payment for January 2026 to December 2026.





GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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.
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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.

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