



**Hykeham Road, Lincoln**

**Asking Price £230,000**

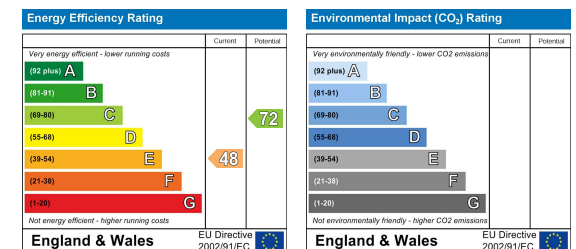
  
**MARTIN&CO**

Hykeham Road, Lincoln

House - Semi-Detached  
2 Bedrooms, 1 Bathroom

Asking Price £230,000

- Extended Family Home
- Potential to Further Extend and Develop (STPP).
- Rear Family Room
- Loft Room
- Generous Plot
- Driveway Parking
- No Onward Chain
- Tenure - Freehold
- EPC Rating - E
- Council Tax Band - B



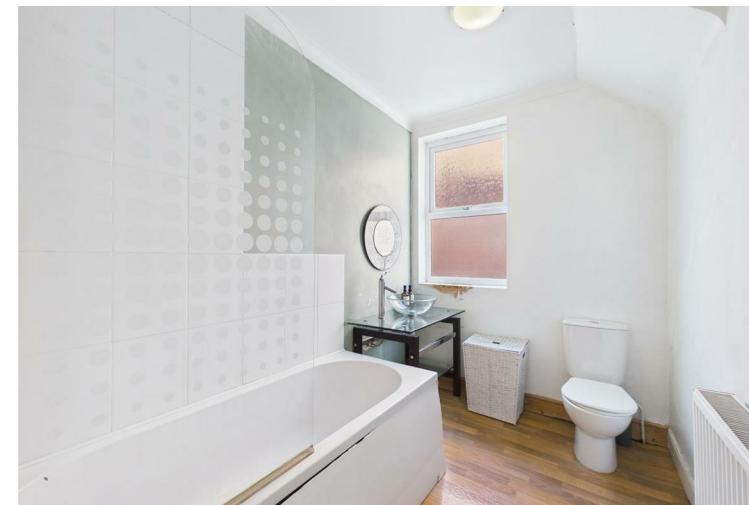
A spacious extended semi-detached home occupying a generous plot, offering driveway parking, flexible accommodation and a large south-east-facing rear garden. While the property would now benefit from modernisation, it provides an excellent opportunity for buyers to add their own stamp and create a wonderful family home, with further potential to extend or develop, subject to the necessary permissions. Sold with no onward chain.

Situated on Hykeham Road to the south of Lincoln, the property is well placed for a range of local amenities including schools for all ages, supermarkets, shops and doctors' surgery. Regular bus services operate into Lincoln city centre, with

road and rail links also nearby.

The accommodation begins with an entrance hall, with stairs rising to the first floor and useful space beneath, ideal for storage or a small home office area. The living room features a front-facing bay window and gas feature fire, while the separate dining room provides additional reception space and includes an open fireplace.

The long galley kitchen offers a range of base and eye-level units, work surfaces, tiled splashbacks, sink and drainer, fitted oven, gas hob and extractor, along with space and plumbing for a dishwasher, washing machine, tumble dryer and fridge freezer.



To the rear, the family room is a bright and practical additional living space, with tiled flooring, roof lantern and French doors opening directly onto the garden.

To the first floor, there are two bedrooms and a bathroom fitted with a WC, countertop wash basin and panel bath with mains thermostatic shower over. From the second bedroom, stairs rise to a further loft room, which has been adapted for use and includes a rear window, radiator, carpet flooring and useful storage space.

Externally, the front of the property is laid to gravel, providing off-road parking for multiple vehicles. Gated side access leads to the rear garden, which is one of the property's standout features. Facing south-east, the garden includes a lawned area, generous sandstone patio seating area and further garden space beyond, offering excellent scope for landscaping, outdoor entertaining or future development, subject to the necessary permissions.

The property is freehold, falls within Council Tax Band B and has an EPC rating of E.

Viewing is recommended to appreciate the size of the plot, the flexibility of the accommodation and the potential this home has to offer.

EPC Rating - E  
Council Tax Band - B  
Tenure - Freehold

**Entrance Hall**  
Partially glazed wooden entrance door, pendant fitting, radiator, stairs rising to the first floor with space below making for an ideal office, housing the mains consumer unit and electric meter.

**Living Room**  
13'8" x 12'0" (max measurements).  
PVC bay fronted window, carpet flooring, pendant fitting, radiator and a gas feature fire with hearth and surround.

**Dining Room**  
12'11" x 12'1"  
PVC rear window, radiator, pendant fitting and an open fire place.

**Kitchen**  
23'10" x 6'11"  
Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven with gas hob and extractor over, space for a fridge freezer plus further space and plumbing for a dishwasher, washing machine and tumble dryer. PVC side windows, vertical radiator, light fittings, housed Baxi combination boiler and access to the roof space.

**Family Room**  
12'1" x 6'10"  
PVC French doors to the garden and PVC side windows, tiled flooring, vertical radiator, spot lit ceiling and roof lantern.

**Stairs / Landing**  
Penalty fitting and a radiator.

**Bedroom**  
11'10" x 11'5"  
PVC front window, carpet flooring, pendant fitting and a radiator. Built in shelved storage cupboard.

**Bathroom**  
8'11" x 6'2"  
Low level WC, countertop wash basin and a panel bath

with mains thermostatic shower over. Vinyl flooring, PVC side window, radiator and light fitting.

**Bedroom**  
11'11" x 8'11"  
PVC rear facing window, carpet flooring, radiator and pendant fitting. Stairs rising to the second floor.

**Stairs**  
Carpet flooring and light fitting.

**Loft Room**  
18'8" x 11'5"  
Having been adapted for use including PVC window to the rear, carpet flooring, radiator and storage with rails for hanging and a cupboard housing the disconnected header tank.

**Outside**  
The front is laid to gravel offering a driveway for multiple vehicles to park off road. Gated access to the side leads to the rear. The extensive rear garden faces to the South East, offering a laid lawn and an extensive sandstone patio seating area. The garden extends beyond the laid lawn but will require cutting back to see the full potential of the space. Externally the property further benefits from a water supply.

**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



Floor 2



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

104.7 m<sup>2</sup>

1128 ft<sup>2</sup>

**Reduced headroom**

1.8 m<sup>2</sup>

20 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

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.