



Lincoln Road, North Hykeham



£240,000

- Extended Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- No Onward Chain
- Popular Location
- Garage & Driveway
- Tenure: Freehold
- EPC Rating TBC



Extended THREE BEDROOM Semi-Detached House located in the popular area of North Hykeham. Perfectly positioned within walking distance of the local primary schools, Secondary schools, supermarkets, doctors and a host of other amenities.

The Accommodation on offer comprises Entrance Hall, 20ft Kitchen Diner, Dining Room, Lounge and Shower Room to the ground floor. To the first floor there are Three Bedrooms. Externally to the front of the property there is a driveway with room for two car leading to a detached single garage. To the rear of the property there is an enclosed lawned garden with patio area, green house and mature plants and trees.

The property further benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

Entrance Hall

With windows to the front and side aspects and stairs to the first floor.

Lounge 15'2" x 11'10" (4.6m x 3.6m)

With a window to the front aspect and radiator.



Snug 14'0" x 10'0" (4.3m x 3m)

With french doors leading to the rear garden and radiator.

Kitchen Diner 19'8" x 10'0" (6m x 3m)

With windows to the side and rear aspects. Fitted with a range of wall and base units with worktops over, understairs cupboard, sink with drainer unit, single electric oven, four ring hob with extractor hood, space and plumbing for dishwasher and washing machine.

Shower Room 6'8" x 5'9" (2m x 1.8m)

With a window to the front aspect, low level wc, wash hand basin, enclosed shower and radiator.

Landing

With a window to the rear aspect and stairs to the ground floor.

Bedroom One 15'2" x 10'3" (4.6m x 3.1m)

With a window to front and rear aspects, storage cupboard and radiator.



Bedroom Two 11'11" x 7'6" (3.6m x 2.3m)

With a window to the front aspect and radiator.

Bedroom Three 8'10" x 6'10" (2.7m x 2.1m)

With a window to the rear aspect and radiator.

Garage 15'0" x 9'0" (4.6m x 2.7m)

With an up and over door, power and lighting.

Outside

To the front of the property there is a driveway with room for two cars. Leading to a detached single garage. To the rear of the property there is an enclosed lawned garden with patio area and green house.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



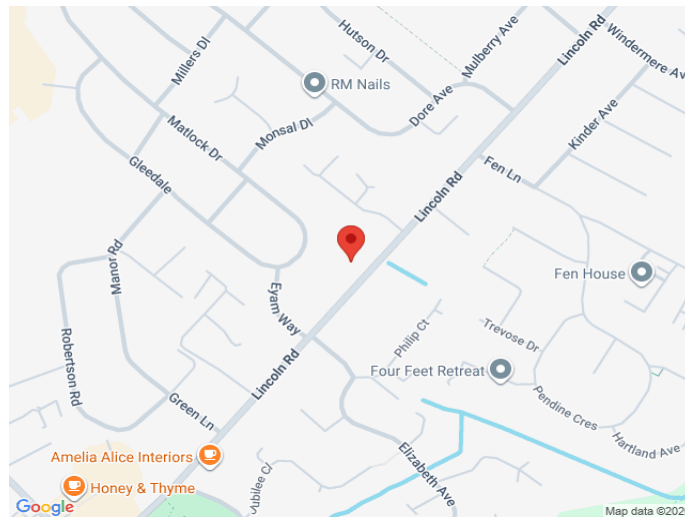
1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



LINCOLN ROAD, NORTH HYKEHAM, LN6 8PB

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.
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