



**Matlock Drive, North Hykeham Lincoln LN6 8PP**

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## **Matlock Drive, North Hykeham Lincoln**

Early viewing is essential for this semi-detached family home situated within the well-serviced North Hykeham area. Boasting well-proportioned bedrooms, front and rear gardens, detached garage, driveway parking and local access to various amenities.

### **Entrance Porch**

With double glazed window and door to the front, and internal double glazed door to:-

### **Entrance Hall**

With window to porch, radiator, fitted side with cupboard under, under stairs cupboard housing wall mounted gas central heating boiler.

### **Lounge / Diner**

With double glazed window to the front, feature fireplace with stone sides, marble hearth and gas fire, coving to the ceiling and radiator.

### **Kitchen**

With double glazed window and door to the rear, a fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, integral oven, stainless steel gas hob, space for washing machine, space for fridge, built in cupboard, radiator and tiling to the walls.

### **Conservatory**

Of timber and polycarbonate construction with double glazed window and double doors opening to the rear garden, tiling to the floor and radiator.

### **First Floor Landing**

With loft access point, stairs rising from entrance hall and two obscured double glazed windows to the side.

### **Bedroom One**

With double glazed window to the rear, radiator and a range of fitted wardrobes with drawers.

### **Bedroom Two**

With double glazed window to the front, radiator and built in wardrobe with cupboard and shelving.

### **Bedroom Three**

With double glazed windows to the rear and side, built in wardrobe and radiator.

### **Bathroom**

With obscured double glazed windows to the front and side, bath with wall mounted shower over, wash hand basin, radiator, built in cupboard and tiling to the walls.

### **Separate Wc**

With obscured double glazed window to the front and wc.

### **Detached Garage**

With up and over door, window to the rear, power, light and pedestrian door to rear garden.

### **Front Garden**

Property benefits from a driveway to the side providing off road parking for multiple cars and access to the detached garage. Alongside the driveway is a low maintenance garden with shrubs to the front and pathway leading to the front door.

### **Rear Garden**

Gated side access leads to a generous rear garden comprised of a patio area with raised borders, an area of lawn and an area of hardstanding with timber shed and greenhouse.





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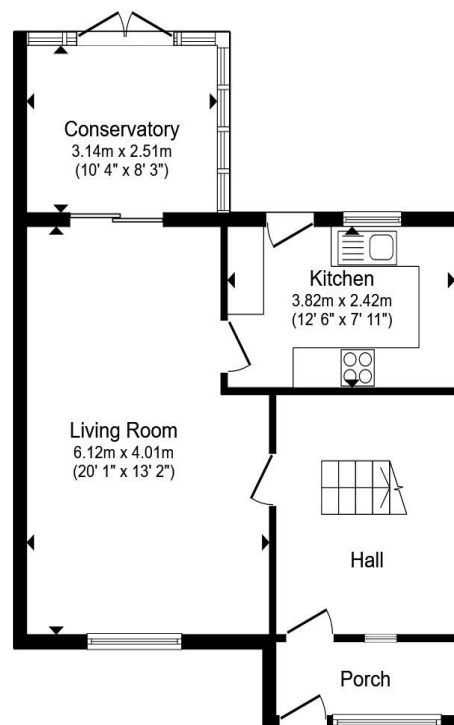
## Matlock Drive, North Hykeham Lincoln

- SEMI-DETACHED FAMILY HOME
- THREE WELL-PROPORTIONED BEDROOMS
- LOUNGE / DINER & CONSERVATORY
- FAMILY BATHROOM & SEPARATE WC
- DRIVEWAY PARKING

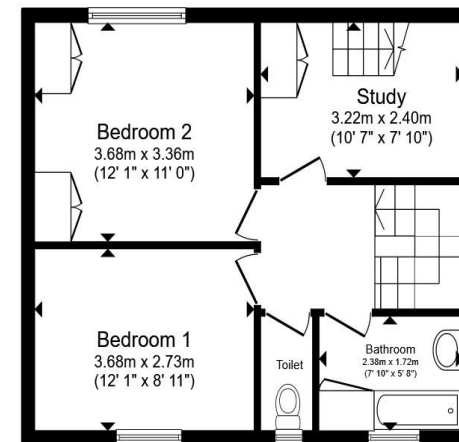
Tenure: Freehold EPC Rating: B

Council Tax Band: B

**£230,000**



Ground Floor



First Floor

Total floor area 98.5 m<sup>2</sup> (1,060 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01522 534 771



[Lincoln@williamhbrown.co.uk](mailto:Lincoln@williamhbrown.co.uk)



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



[williamhbrown.co.uk](http://williamhbrown.co.uk)