



Minerva Way, North Hykeham Lincoln LN6 9FG

welcome to

Minerva Way, North Hykeham Lincoln

Modern three-storey detached family home in North Hykeham featuring four well-proportioned bedrooms, two en suites, a stylish kitchen/diner, conservatory, driveway parking, detached garage and enclosed rear garden close to local amenities and schools.



A spacious and modern three-storey detached family home ideally situated within the ever popular North Hykeham area, offering excellent access to a wide range of local amenities, schooling and transport links.

The well presented ground floor comprises an inviting entrance hall, cloakroom WC, and a contemporary fitted kitchen/diner perfect for family living and entertaining. There is also a bright bay-fronted lounge providing a comfortable living space, leading through to a conservatory with French doors opening onto the rear garden. To the first floor are three bedrooms, with the second bedroom having its own en suite, alongside a well-appointed family bathroom. The impressive main bedroom occupies the entire second floor, benefiting from excellent proportions and a private en suite shower room.

Externally, the property offers a driveway providing off-road parking for two vehicles, along with a detached garage. The front garden is mainly laid to lawn with a pathway to the entrance. Gated side access leads to a fully enclosed rear garden featuring a raised patio area ideal for outdoor dining, as well as a lawn area bordered by gravel with further space for seating.

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Cloakroom Wc

Kitchen/Diner

Lounge

Conservatory

First Floor

Bedroom Two

En-Suite

Bedroom Three

Bedroom Four

Bathroom

Second Floor

Bedroom One

En-Suite

Front Exterior

Garage

Rear Garden



view this property online williamhbrown.co.uk/Property/LCR124162



welcome to

Minerva Way, North Hykeham Lincoln

- THREE STOREY DETACHED FAMILY HOME
- FOUR WELL-PROPORTIONED BEDROOMS
- TWO EN SUITES & FAMILY BATHROOM
- MODERN KITCHEN/DINER
- BAY FRONTED LOUNGE & CONSERVATORY

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£315,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR124162



Property Ref:
LCR124162 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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



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



williamhbrown.co.uk