



**Station Road, North Hykeham,
Lincoln
Asking Price £300,000**



Station Road, North Hykeham,
Lincoln

House - Semi-Detached
4 Bedrooms, 2 Bathroom

Asking Price £300,000

- 4 Bedroom Property
- Versatile Living Space
- Large Plot
- 3 Reception Rooms
- Close to Amenities and Transport Links
- EPC - D
- Tenure - Freehold
- Council Tax Band - C



A deceptively spacious and versatile 4 bedroom detached home situated in the popular area of North Hykeham. Offering flexible accommodation throughout, including multiple reception rooms and a potential fourth bedroom, this property must be viewed internally to fully appreciate its size and layout. Occupying a generous plot with a south west facing rear garden, ample parking and garage, the property also offers excellent scope for further extension, subject to the necessary planning permissions (STPP).

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Entrance
Carpet flooring, stairs rising to first floor, pendant light fitting.

Lounge
Carpet flooring, UPVC double glazed bay window to front aspect, radiator, gas fire with mantel and hearth, pendant light fitting.

Dining Room
Carpet flooring, feature log burner set within a brick built hearth, radiator, pendant light fitting, UPVC patio doors opening to the rear garden, UPVC double glazed window to side aspect, under stairs storage cupboard.

Kitchen
Fitted with a range of base and eye level units, tiled flooring, two fitted electric ovens, five ring gas hob with extractor hood over, stainless steel sink with mixer spray tap, integrated wine chiller, UPVC double glazed window to side aspect, spotlights.

Utility Room
Tiled flooring, fitted base units, space and plumbing for appliances including dishwasher, washing machine and fridge freezer, UPVC door to side aspect, UPVC privacy window to side aspect.

Bathroom
Four piece suite comprising bath with mixer tap and shower attachment, shower cubicle with sliding enclosure, pedestal wash hand basin and low level WC. Tiled flooring, radiator, UPVC privacy double glazed window to side aspect.

Hall
Tiled flooring, radiator, UPVC entrance door, pendant light fitting, spotlights, Danfoss thermostat.

Games Room/Bar
A versatile reception space ideal for entertaining or family use. Wood effect laminate flooring, two radiators, spotlights, UPVC patio doors to rear garden, UPVC



double glazed window to side aspect, staircase rising to first floor.

Stairs & Landing

Carpet flooring, two pendant light fittings, loft access, radiator.

Bedroom

Accessed via staircase from the games room/bar. Carpet flooring, two radiators, two pendant light fittings, UPVC double glazed window to rear aspect. A versatile room suitable as an additional bedroom, sitting room, home office or hobby room.

Study

Carpet flooring, radiator, skylight window, pendant light fitting, housing the Baxi combi boiler.

Stairs and Landing

Bedroom

Carpet flooring, UPVC double glazed window to front aspect, radiator, feature fireplace with mantel and hearth, built-in storage, pendant light fitting.

Bedroom

Carpet flooring, UPVC double glazed window to rear aspect, radiator, pendant light fitting.

W/C

Low-level WC, pedestal wash hand basin, wood effect vinyl flooring, radiator.

Bedroom

Carpet flooring, radiator, pendant light fitting, UPVC double glazed windows to side and rear elevations.

Outside

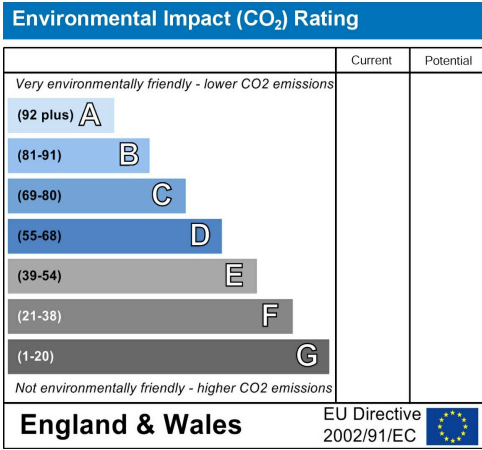
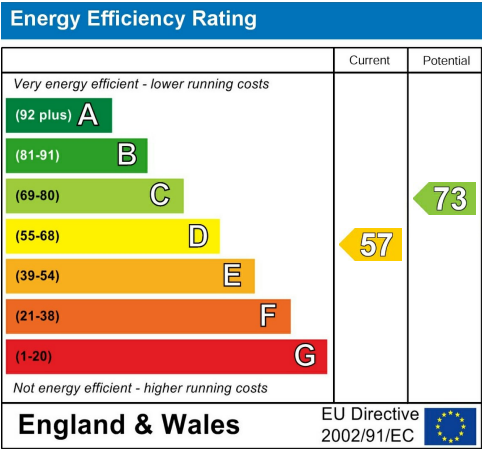
Large gravelled driveway providing ample off-road parking and extending to the rear of the property. Previously secured by electric gates (subject to reinstatement). Lawned area to the side of the garage and patio seating areas accessed from the utility room, kitchen and dining room. The rear garden enjoys a desirable south-west facing aspect. Potential for further extension subject to the necessary planning permissions (STPP).

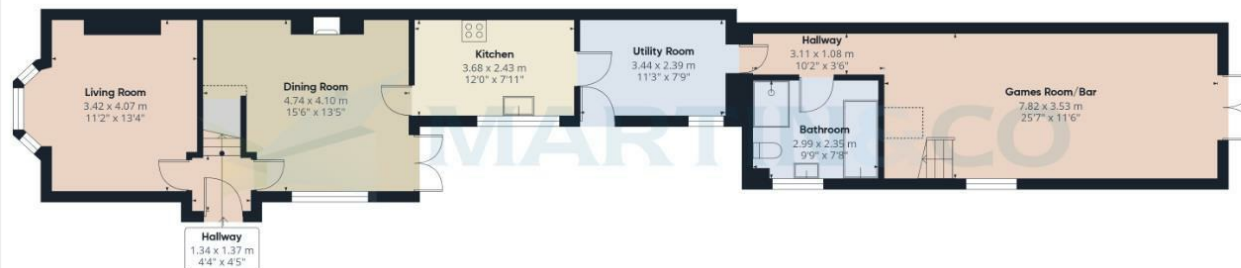
Garage

Power and lighting connected, manual up and over door.

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

Approximate total areath
 163.4 m²
 1760 ft²
Reduced headroom
 12.9 m²
 139 ft²

(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.

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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.