



600 Newark Road
South Hykeham, Lincoln

BROWN & CO



600 Newark Road, South Hykeham, Lincoln

A well-proportioned two-bedroom semi-detached home occupying a generous plot of approximately 0.11 acres, offering excellent potential for a range of buyers. Having been successfully let for a number of years, the property is now offered with vacant possession, making it an ideal opportunity for investors seeking a ready-to-let addition to their portfolio, or first-time buyers looking to step onto the property ladder.

The sizeable plot provides scope for extension (subject to necessary planning permissions) or simply enjoying the outdoor space. Conveniently located within South Hykeham, the property benefits from good access to local amenities, schooling, and transport links into Lincoln City Centre.



Entrance Hall

With stairs to first floor and door to;

Lounge

Double glazed casement window to front elevation, built in shelving, under stairs storage cupboard, radiator, door to;

Kitchen/Diner

Double glazed casement window and door to rear elevation, further double glazed picture window, fitted wall and base units with sink and drainer, built-in oven, four ring gas hob with extractor over, radiator, door to wc and conservatory.

WC

Double glazed casement window to rear elevation, two piece suite comprising low flush WC, wash hand basin, radiator, storage cupboard.

Conservatory

Double glazed French doors and casement windows to rear and side of elevation, door to side elevation.

First Floor

Landing

Double glazed casement window side elevation.

Bedroom One

Double glazed casement and picture window to front elevation, radiator.

Bedroom Two

Double glazed casement and picture window to rear elevation, radiator.

Bathroom

Double glazed casement window to rear elevation, three piece suite comprising panelled bath with shower over, low flush WC, wash hand basin in vanity unit, part tiled walls, heated towel rail, airing cupboard housing Ideal boiler.

Outside

The front elevation offers a substantial gravel driveway leading to a single garage with up and over door, power and light. The large rear garden offers a patio, lawned garden, mature trees and a garden shed.

Services

We understand the property offer mains water, gas, electric and main sewer connections.

Council Tax

Band B

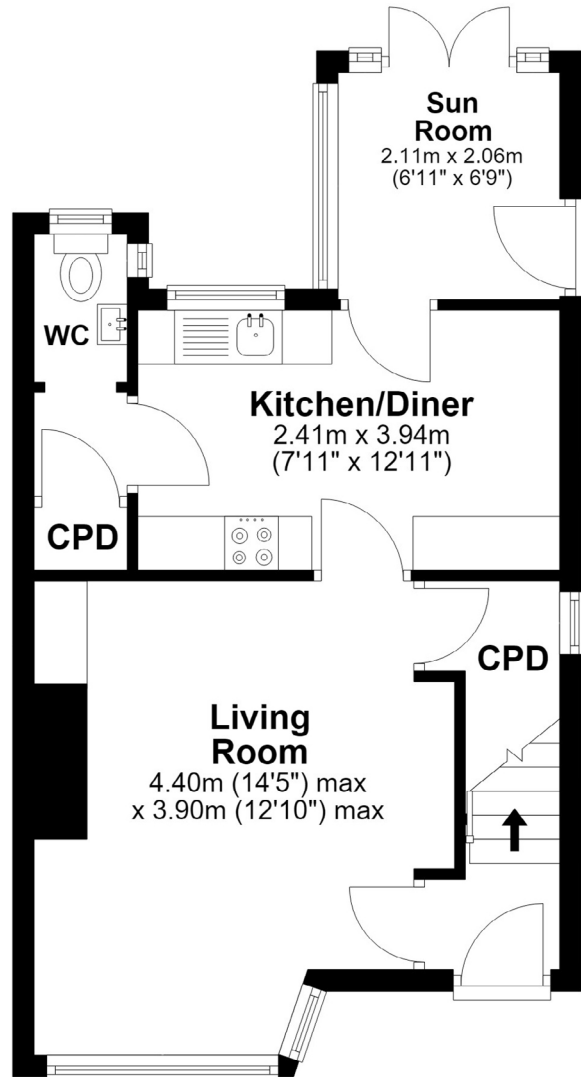
Mobile & Broadband

The Ofcom website states there is likely to be mobile coverage from EE, Three, O2 and Vodafone, but interested parties are advised to make their own enquiries with their network. Ofcom suggest that standard, superfast and Ultrafast broadband is available with a max download speed of 1000 Mbps and a max upload of 100 Mbps.



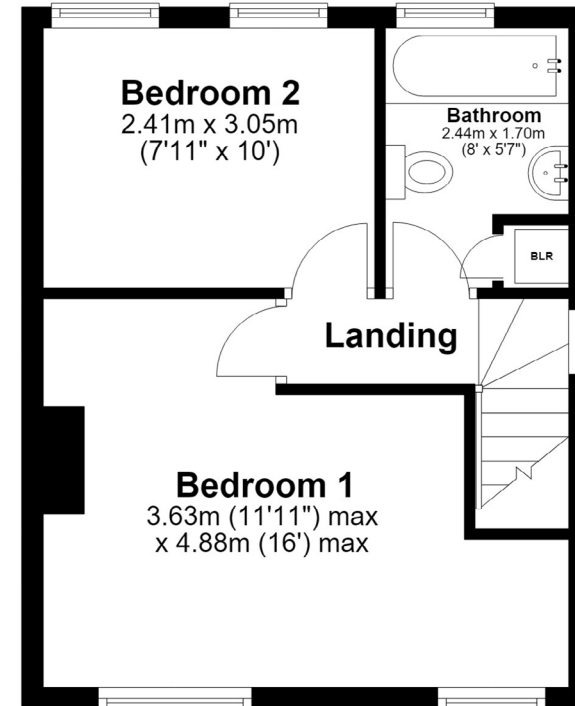
Ground Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



First Floor

Approx. 29.9 sq. metres (322.4 sq. feet)



Total area: approx. 66.9 sq. metres (720.3 sq. feet)

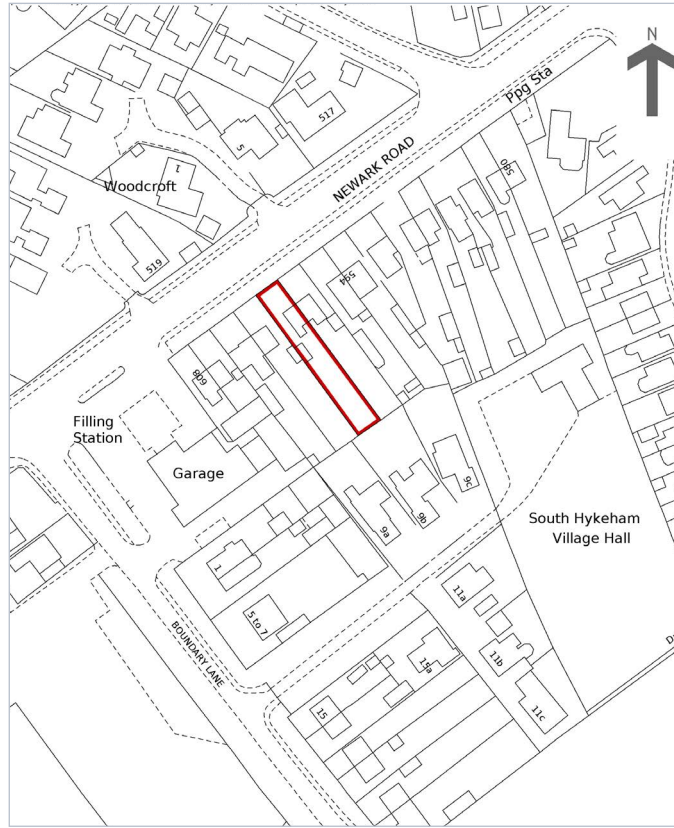
SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanUp.

600 Newark Road, South Hykeham





Energy performance certificate (EPC)		
600 Newark Road South Hykeham LINCOLN LN6 9NP	Energy rating D	Valid until: 25 June 2033
		Certificate number: 9048-3027-6206-1177-9204
Property type	Semi-detached house	
Total floor area	68 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) .		
Energy rating and score		
This property's energy rating is D. It has the potential to be C.		The graph shows this property's current and potential energy rating.
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
		For properties in England and Wales: the average energy rating is D the average energy score is 60
Score	Energy rating	Current Potential
92+	A	
81-91	B	
69-80	C	
55-68	D	62 D 79 C
39-54	E	
21-38	F	
1-20	G	

Directions - LN6 9NP

From the A46 Bentley Hotel roundabout proceed along Newark Road and the property can be found on your right hand side just after the petrol station.

<https://what3words.com/extremes.brands.flitting>

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Viewing Procedure

Viewing of this property is strictly by appointment with the agents on 01522 504304.

Agent

James Mulhall 01522 504304 lincolnresidential@brown-co.com

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.



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