



- No Onward Chain
- Top Floor Apartment
- Two Bedooms
- Open Plan Living

- Allocated Parking
 - Walking Distance To Hykeham Train Station
 - Leasehold/Charges £300 PA Approx
- Affordable Housing Scheme - Always Bought & Sold At 75% Market Value

Forge Way, North Hykeham, LN6 9ZS
£101,250 - Leasehold



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Starkey&Brown are delighted to present this modern and immaculately presented two-bedroom top-floor apartment, offered for sale with the added benefit of no onward chain. Perfect for first-time buyers or professionals, this contemporary home was built in 2016 and is part of an affordable housing scheme where you own 100% of the property but it must always be bought and sold at 75% of the market value. Any potential buyer must meet the eligibility criteria as decided by North Kesteven District Council. The home features modern, open-plan living with ample space for entertaining and relaxing. The two bedrooms are serviced by a three-piece bathroom suite and there is an allocated parking space. Located in the popular area of North Hykeham, the property provides excellent access to a wide range of local amenities, supermarkets, and highly regarded primary and secondary schools. Transport links are superb, with quick access to the A46 bypass and North Hykeham railway station, offering direct links to Lincoln Central, Newark, Nottingham, and London King's Cross. Early viewing is highly recommended. Council tax band: A. Leasehold.



Entrance Hall

Accessed on the ground floor via a secure composite front door, featuring a single radiator, fuse box, and a uPVC double glazed window to the side aspect at first-floor level. Two flights of stairs rise to the second-floor living accommodation.

Second Floor Hallway

12' 7" x 4' 0" (3.83m x 1.22m)

Featuring a single radiator and access to an insulated loft space. Doors lead through to the open-plan living space, two bedrooms, and the family bathroom.

Open-Plan Living Lounge, Diner & Kitchen

20' 9" max x 19' 3" max (6.32m x 5.86m)

A spacious, light-filled hub ideal for entertaining and relaxing. The lounge area features a uPVC double-glazed window looking onto Ferris Way, a Velux skylight window (both with fitted blinds), and two radiators. The modern kitchen area is fitted with a range of wall and base units with counter worktops over, incorporating an oven, a four-ring gas hob, and an extractor hood over. There is space and plumbing for a washing machine, and the fridge-freezer is included in the sale. Finished with a uPVC double-glazed window to the side aspect and a wall-mounted gas combination boiler with a full service history, last serviced in August 2026.

Bedroom 1

13' 2" x 12' 0" (4.01m x 3.65m)

A generous master bedroom featuring a Velux skylight and a uPVC double-glazed window overlooking Forge Way, both complete with fitted blinds, and a single radiator.

Bedroom 2

9' 6" x 6' 10" (2.89m x 2.08m)

Featuring a single radiator and a Velux window with fitted blinds overlooking Forge Way.

Family Bathroom

8' 5" x 5' 8" (2.56m x 1.73m)

Fitted with a well-presented three-piece suite comprising a bathtub with a shower head over and tiled surround, a vanity hand wash basin unit, and a low-level WC. Finished with a single radiator and an extractor unit.

Outside

The property benefits from one allocated off-road parking space for one vehicle.

Agent's Notes

The property is leasehold, with the remaining lease years to be confirmed. Approximate annual service and ground rent charges are £300 per annum; for further details, contact the office. This property is part of an affordable housing scheme where you own 100% of the asset, but it must always be sold and purchased at 75% of the current market value.

Eligibility

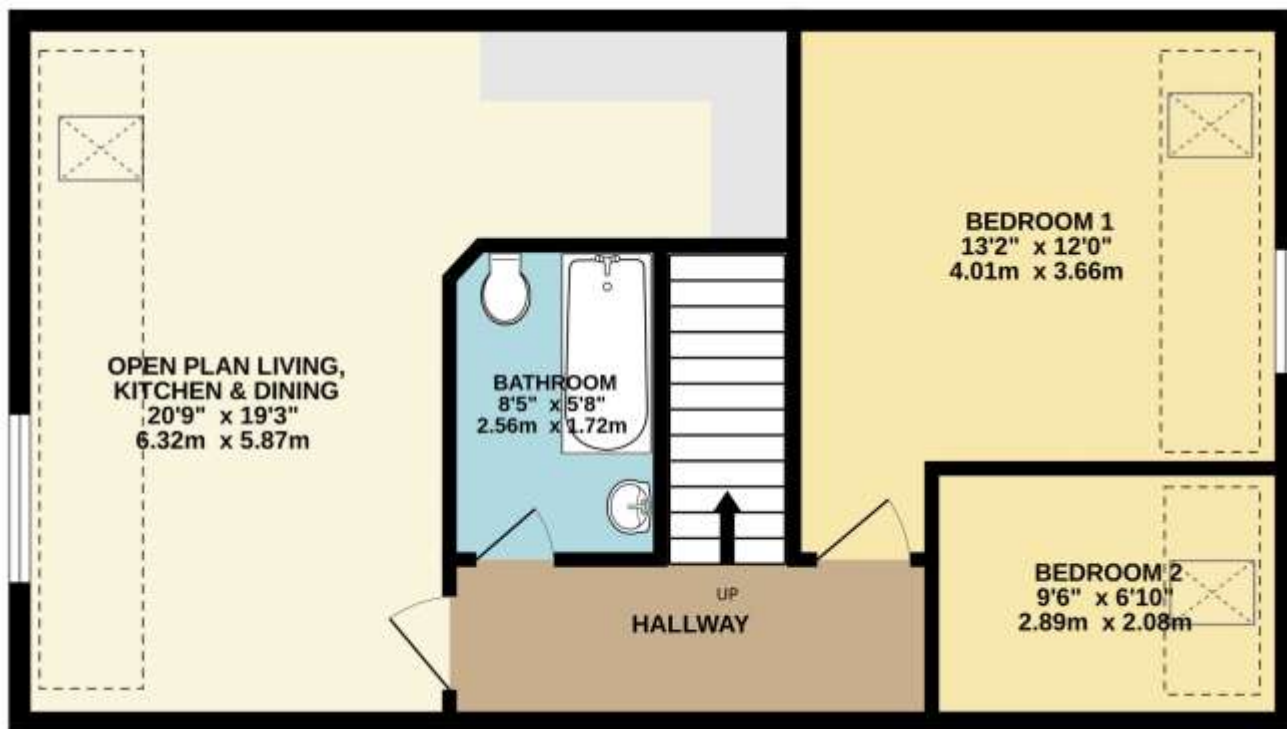
the following conditions:

1. The eligible purchaser must occupy the Dwelling as their sole or main residence;
2. There shall be no letting of the Dwelling;
3. On resale, the property must be sold at the Sub-Market Price (75% of the open market value) to an eligible purchaser who is approved by North Kesteven District Council.

If at any time we become aware that any of these conditions are not being complied with, North Kesteven District Council may take legal action to rectify the situation.



GROUND FLOOR
638 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.2 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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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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