



Capito Drive, North Hykeham Lincoln LN6 9FZ

welcome to

Capito Drive, North Hykeham Lincoln

****NO ONWARD CHAIN****

A spacious three/ four bedroom semi-detached home in the highly sought after North Hykeham area. Offering an open plan kitchen/diner, en suite, driveway parking and an enclosed rear garden - this is a rare opportunity to acquire a perfect family home in a popular location!



Situated within the highly sought after residential area of North Hykeham, this spacious and beautifully presented four bedroom semi-detached home enjoys a prime position overlooking the equestrian centre, and benefits from access to a wide range of local amenities including shops, eateries, supermarkets, gyms, leisure facilities, public houses and parks, along with well-regarded schooling and superb transport links.

Internally, the accommodation is thoughtfully arranged and comprises a welcoming entrance hall, cloakroom WC, a modern fitted open plan kitchen/diner (with integrated fridge/freezer, washing machines & dishwasher) perfect for everyday living and a versatile space ideal for a home office. To the first floor is the lounge and main bedroom benefitting from an en suite shower room, with the second floor having two further double bedrooms (one with bespoke fitted wardrobes) as well as a modern family bathroom.

Externally, the property offers a driveway to the side providing off-road parking for up to two vehicles. Gated side access leads to a fully enclosed rear garden laid mainly to lawn with a patio area too.

AGENTS 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

Kitchen/Lounge/Diner

Downstairs Wc

Study/Bedroom Four

First Floor Landing

Living Room

Bedroom One

En-Suite

Second Floor Landing

Bedroom Two

Bedroom Three

Family Bathroom



view this property online williamhbrown.co.uk/Property/LCR124518



welcome to

Capito Drive, North Hykeham Lincoln

- NO ONWARD CHAIN
- MODERN SEMI DETACHED TOWN HOUSE
- FOUR WELL PROPORTIONED BEDROOMS
- EN SUITE, FAMILY BATHROOM & DOWNSTAIRS WC
- DRIVEWAY PARKING & GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£250,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LCR124518](https://www.williamhbrown.co.uk/Property/LCR124518)



Property Ref:
LCR124518 - 0006

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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](https://www.williamhbrown.co.uk)