



King&Co.

311 NEWARK ROAD, LINCOLN, LN6 9RY
ASKING PRICE OF £435,000





INFORMATION

- ~ Council Tax Band: C
- ~ Construction: Solid brick
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water, Solar Panels
- ~ Broadband: Ultrafast full fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating C

LOCATION

A beautifully presented and substantial Victorian home located within walking distance, for most, of a wide range of primary and secondary schools. North Hykeham boasts a wide and varied range of facilities and amenities including but not limited to doctors' surgery, supermarket, take away restaurants and The Forum shopping centre is also close by.

The property boasts a 0.53 acre plot (subject to survey) giving a semi-rural woodland backdrop with a wonderful range of timber and brick built outbuildings that in the Agent's opinion, must be viewed in order to be appreciated.





ACCOMMODATION

Ground Floor

Entrance Lobby

Living Room (3.87m x 3.51m)

Study / Bedroom 4 (3.86m x 3.16m)

Kitchen (3.51m x 2.87m)

Dining Area (2.87m x 2.84m)

Garden Room (4.10m x 1.68m)

Utility (3.285m x 1.68m)

Shower Room

First Floor

Landing

Bedroom 1 (3.85m x 3.23m)

Bedroom 2 (3.86m x 3.46m)

Bedroom 3 (3.21m x 2.33m)

Bathroom (2.30m x 2.0m)

Shower Room (2.28m x 1.81m)

Outside

A useful detached brick-built home office with separate shower room giving true versatility to buyers for its future purpose.



An extensive range of timber summer houses and Shepherds huts' with electricity, water and drainage standing to the rear of the property within a secluded and private woodland backdrop.

Home Office (3.72m x 2.05m) with separate shower room adjacent.



ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255





SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

Please note the photographs used for these particulars were taken circa May 2025.

