



**Mill Lane, North Hykeham, Lincoln, LN6 9PE**

**welcome to**

**Mill Lane, North Hykeham, Lincoln**

Early viewing is essential for this spacious semi-detached home within striking distance of the many amenities of North Hykeham. Enjoying front and rear gardens, ample driveway parking, generous bedrooms and a reception space



**Entrance Hall**

With double glazed door to the front, laminate flooring and stairs rising to first floor.

**Lounge**

With double glazed window to the front and sliding door to the rear, open fireplace with electric fireplace currently in front, chimney breast and laminate flooring.

**Kitchen**

With double glazed windows to the front and side, a spacious fitted kitchen in a range of wall and base units with work surfaces, integral oven, gas hob with cooker hood above, space for washing machine, space for American fridge freezer, ceramic sink and radiator.

**Reception Area**

With door to the left leading to the Rear Garden, door to the right leading to Family Bathroom and door leading to the Dining Room/Bedroom Four.

**Dining Room / Bedroom Four**

With double glazed window to the rear looking out to Rear Garden, fitted overhead storage and carpet flooring.

**Bathroom**

With steel bath and shower, wc, wall mounted wash hand basin, chrome heated towel rail, porcelain tiling to the walls and floor, extractor fan and spotlights.

**First Floor Landing**

With double glazed window to the rear, carpet flooring and radiator.

**Main Bedroom**

With double glazed window to the front, electric fireplace, laminate flooring and radiator.

**En Suite**

With double glazed obscured window to the rear, shower, wc, wash hand basin, vinyl flooring, spotlights, splashback and radiator.

**Bedroom Two**

With double glazed window to the front overlooking an allotment, laminate flooring, radiator and combi boiler.

**Bedroom Three**

With double glazed window to the rear, laminate flooring, loft access point and radiator.

**Outside**

Property benefits from a hedge enclosed and generous driveway to the front providing off road parking for numerous vehicles and access to the rear garden. To the rear is a mature garden and patio with assorted flowers and shrubs.



**view this property online** [williamhbrown.co.uk/Property/LCR123707](http://williamhbrown.co.uk/Property/LCR123707)



welcome to

## Mill Lane, North Hykeham Lincoln

- SPACIOUS THREE/FOUR BEDROOM FAMILY HOME
- GENEROUS BEDROOMS
- FRONT & REAR GARDENS
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- RECEPTION SPACE

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: B

**£220,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/LCR123707](http://williambrown.co.uk/Property/LCR123707)



Property Ref:  
LCR123707 - 0004

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01522 534 771**



[Lincoln@williambrown.co.uk](mailto:Lincoln@williambrown.co.uk)



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



[williambrown.co.uk](http://williambrown.co.uk)