







Hykeham Road, North Hykeham

Asking Price £246,995

MARTIN&CO







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House - Semi-Detached

3 Bedrooms, 1 Bathroom

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- 3 Bedrooms
- Large Driveway
- Bath and Shower Cubical
- Fully Fitted Kitchen
- Sun Room
- Generous Rear Garden
- EPC - B
- Council Tax - B

Situated on the ever-popular Hykeham Road, this well-proportioned three-bedroom semi-detached home occupies a generous plot with ample off-road parking, a larger-than-average rear garden, and excellent potential for families, first-time buyers or those looking to put their own stamp on a property.

Located close to a range of local amenities, well-regarded schools, supermarkets and transport links into Lincoln city centre, this property offers an excellent opportunity in a highly convenient location.

Description
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Tenure - Freehold
Council Tax Band - B
EPC - D

Porch
2'3" x 8'2"
UPVC double glazed entrance door with glazed side panels, tiled flooring, brick-built porch and wooden internal entrance door.

Entrance Hall
10'0" x 8'6"
Carpet flooring, wooden entrance door with original frosted glazed surround adding character, radiator, pendant light fitting and understairs storage housing the meters and consumer unit.

Utility Cupboard
2'8" x 5'2"
Tiled flooring, fitted shelving, light fitting and plumbing for a washing machine or dishwasher.

Living Room
11'10" x 10'11"
UPVC double glazed bay window to the front elevation, carpet flooring, radiator, pendant light fitting and feature electric fireplace with decorative mantel and hearth.

Dining Room
12'5" x 10'11"
Carpet flooring, radiator, pendant light fitting, feature electric fireplace with mantel and hearth, plus wooden door with two single glazed internal windows leading into the sunroom.









Kitchen
12'5" x 8'5"
Tiled flooring, a range of base and eye-level units, integrated fridge, stainless steel sink with drainer and mixer tap, laminate-effect worktops, gas hob with extractor hood above, eye-level electric oven and grill, pendant light fitting, character wooden panelling, UPVC double glazed window to the rear and side elevation, and UPVC double glazed door providing access to the garden.

Sun Room
6'10" x 9'8"
Tiled flooring, single glazed windows, corrugated roof, wall light fitting, Ideal combi boiler and single glazed door leading to the rear garden.

Landing
7'11" x 3'4"
Carpet flooring, stairs rising from the ground floor, UPVC double glazed side window and pendant light fitting.

Bedroom One
12'6" x 10'11"
Double bedroom with carpet flooring, UPVC double glazed window to the front elevation, radiator and pendant light fitting.

Bedroom Two
11'11" x 10'11"
Double bedroom with carpet flooring, UPVC double glazed window to the rear elevation, radiator, pendant light fitting and attractive feature fireplace with hearth.

Bedroom Three
7'8" x 8'5"
Carpet flooring, UPVC double glazed window to the front elevation, radiator and pendant light fitting.

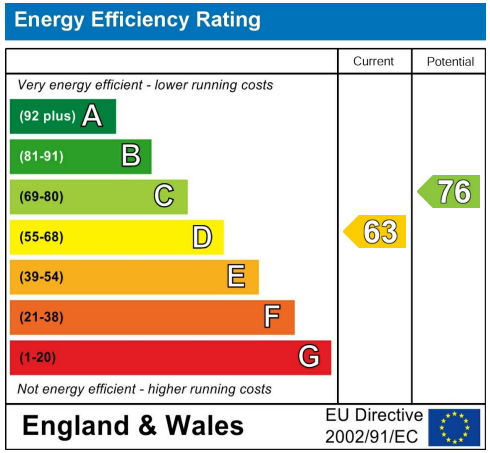
Bathroom
8'5" x 8'5"
Vinyl flooring, low-level WC, pedestal wash hand basin, panel bath, separate shower cubicle with Triton electric shower, radiator, extractor fan, pendant light fitting and double glazed privacy window to the side elevation.

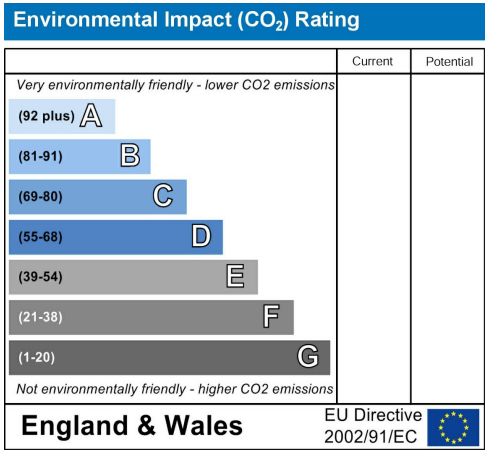
Outside
To the front of the property is a generous lawned garden alongside a driveway providing off-road parking for multiple vehicles. A secure side gate offers access to the rear garden and kitchen entrance.

The larger-than-average rear garden is predominantly laid to lawn with patio seating areas, mature trees, shrubs and fruit bushes, together with a garden shed. The garden enjoys an excellent level of privacy, backing onto school playing fields rather than neighbouring properties.

Fixtures & Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







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