



Newark Road, Lincoln



Offers over £280,000

- Semi-Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Bathroom & Shower Room
- Outbuildings
- Popular Area
- Freehold
- EPC rating D



Spacious THREE BEDROOM semi-detached bungalow offering versatile living accommodation, located in the popular North Hykeham area just off Newark Road.

Perfectly positioned within walking distance of two secondary schools, three primary schools, supermarkets, doctors' surgeries and a wide range of local amenities, this property offers fantastic flexibility and is likely to appeal to a variety of buyers.

The property benefits from multiple outbuildings, gas central heating and uPVC double glazing throughout.

The accommodation comprises an entrance hall, lounge, kitchen diner, three bedrooms, bathroom, shower room and a multi-functional office space which could also be utilised as a snug, hobby room or cinema room, depending on individual needs.

Externally, the property offers a private driveway with parking for up to four vehicles, leading to a single detached garage. To the rear, there is an enclosed garden featuring multiple seating areas, a lawned area and three useful outbuildings.

One of the outbuildings is partially converted and benefits from power, a newly fitted uPVC door and window, creating an excellent additional space with potential for a home office, playroom, studio or further adaptable living space (subject to any necessary permissions).



Entrance Hall

With entrance door to the front aspect.

Lounge/Bedroom Four 12'0" x 10'9" (3.7m x 3.3m)

With a bay window to the front aspect and radiator.

Kitchen Diner 31'10" x 11'0" (9.7m x 3.4m)

With windows to the side and rear aspects, door leading to the rear garden and stairs to the first floor. Fitted with a range of wall and base units with worktops over, two sinks with drainer units, oven and hob with extractor hood, space and plumbing for washing machine and dishwasher and radiator.

Living Room 16'6" x 13'1" (5m x 4m)

With windows to the rear aspect, door leading to the rear garden and radiator.

Bedroom One 13'11" x 12'0" (4.2m x 3.7m)

With windows to the rear aspect, stairs to the ground floor and radiator.

Bedroom Two 13'0" x 9'5" (4m x 2.9m)

With a window to the rear aspect and radiator.

Bedroom Three 11'9" x 10'9" (3.6m x 3.3m)

With a window to the front aspect, fitted wardrobe and radiator.

Shower Room 7'5" x 4'1" (2.3m x 1.2m)

With a window to the side aspect, low level wc, wash hand basin, enclosed shower cubicle and radiator.

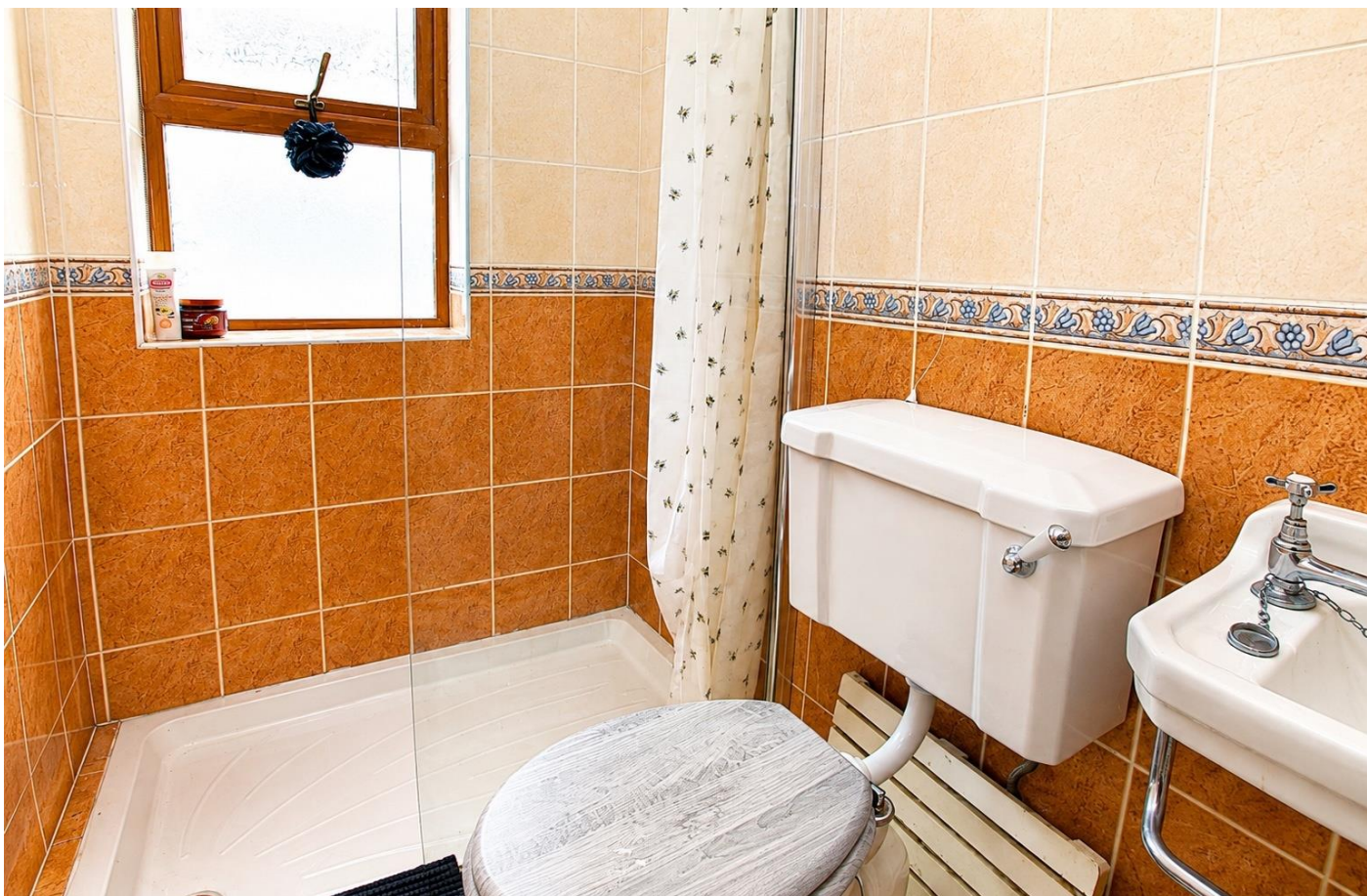
Bathroom 9'10" x 6'9" (3m x 2.1m)

With a window to the rear aspect, low level wc, wash hand basin, panelled bath with shower over and radiator.

Outside

To the front of the property is a lawned garden with mature shrubs and driveway.

To the rear of the property is an enclosed garden with patio and mature shrubs. A large, converted outbuilding with power and new PVC door, which can accommodate an office/playroom.



Agents Note

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GROUND FLOOR
1115 sq.ft. (103.4 sq.m.) approx.

GARAGE & OUTBUILDINGS
374 sq.ft. (34.7 sq.m.) approx.

1ST FLOOR
206 sq.ft. (19.1 sq.m.) approx.



NEWARK ROAD, LINCOLN, LN6 8QS

TOTAL FLOOR AREA : 1695 sq.ft. (157.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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