



- Detached House
- Three Bedrooms
- Former Show Home In 2000
- Ample Parking Provisions
- Lounge, Dining Room & Kitchen
- First Floor Shower Room
- Enclosed Rear Garen
- Close To Excellent Schooling

Cornflower Way, North Hykeham, LN6 9UP  
£267,500





Starkey&Brown is delighted to represent for sale this modern three-bedroom detached house situated in the North Hykeham area of Lincoln. Cornflower Way is a highly desired address, with this particular home being a show home property built 26 years ago. The current homeowner has stayed here for 18 years, has loved the home throughout the years, and has also proceeded with a program of renovations over the years. The current layout comprises a welcoming entrance hall with a downstairs WC, a lounge, a separate dining room, and a separate kitchen featuring a range of newly added appliances, as well as a regularly serviced boiler which was added in 2021. Rising to the first floor are two double bedrooms with built-in wardrobes, and a third bedroom currently utilised as a study measuring of 6'0" by 9'2" maximum. The first floor is completed with a spacious landing providing access to a partially boarded loft, and access to a modern shower room. Outside to the rear is a landscaped garden which comes with a selection of mature trees, a large lawn area, a patio seating area, external power and water sources, as well as a timber-built garden shed. Externally to the front, the property has been modified with ample parking provisions for multiple vehicles, accessed via a gravel driveway with secure gates. There is also a second driveway immediately to the front of the home, as well as access to a garage which measures 8'2" by 16'11" with an electric roller shutter door and a current workshop arrangement. The home sits within easy reach of a wealth of essential amenities. These include schooling at primary and secondary levels, a regular bus service to and from Lincoln City Centre, and quick, convenient access onto the A46 towards Newark and Nottingham. For further details and viewing requests, please contact Starkey & Brown. Council tax band: C. Freehold.



## Entrance Hall

A uPVC front door entry to the front aspect, entrance into the lounge, stairs rising to the first floor, and access to a downstairs WC. There is also a Nest digital thermostat.

## Downstairs WC

Features a low-level WC, a pedestal wash hand basin unit, an extractor unit, a uPVC double-glazed obscured window to the front aspect, a wall-mounted consumer unit, and a single radiator.

## Lounge

13' 8" max x 12' 2" (4.16m x 3.71m)

A uPVC double-glazed window to the front aspect, a feature electric fireplace with a gas connection remaining behind, a single radiator, coving to the ceiling, and an archway leading into the dining room.

## Dining Room

9' 8" x 7' 3" (2.94m x 2.21m)

Wood-effect laminate flooring, sliding patio doors to the rear aspect, a single radiator, and coving to the ceiling.

## Kitchen

7' 9" x 9' 8" (2.36m x 2.94m)

A range of eye- and base-level units with counter worktops. Includes space and plumbing for kitchen and laundry appliances. There is also a fitted Bosch oven with a hob and extractor hood over. Finished with tiled flooring, a single radiator, an external door to the side aspect leading onto the rear garden, and a uPVC double-glazed window to the rear aspect. There is under-stairs storage space currently housing a fridge-freezer. There is also a wall-mounted Worcester gas central heating boiler, which comes with a regular service history, last serviced 3rd June 2026, fitted in December 2021. Recently fitted hob, oven and washing machine to remain with the property.

## First Floor Landing

6' 0" x 8' 7" (1.83m x 2.61m)

Includes a uPVC double-glazed window to the side aspect, an airing cupboard housing a hot water cylinder and shelving, and loft access. The loft features a pull-down ladder and is partially boarded.

## Master Bedroom

9' 4" x 12' 1" min to the wardrobe (2.84m x 3.68m)

A uPVC double-glazed window to the front aspect, a single radiator, and built-in wardrobes with mirror-effect sliding doors.

## Bedroom 2

9' 3" x 8' 7" min to the wardrobes (2.82m x 2.61m)

Features built-in wardrobes with mirror-effect sliding doors, a single radiator, and a uPVC double-glazed window to the rear aspect.

## Bedroom 3

6' 0" x 9' 2" max (1.83m x 2.79m)

A uPVC double-glazed window to the front aspect, a single radiator, and an over-stairs bulkhead.

## Shower Room

5' 7" x 6' 0" (1.70m x 1.83m)

Low-level WC, a pedestal wash hand basin unit, a heated towel rail, an extractor unit, a uPVC double-glazed obscured window to the rear aspect, and a shower cubicle with an electric shower.

## Outside Rear

An enclosed garden with fence perimeters, mostly laid to lawn with a patio seating area, a timber-built garden shed, and external electric and water points.

## Outside Front

Features a gravel driveway with parking provision for multiple vehicles over two sections. There is gated access for security: one gate leads to the parking area, and a second gate leads into the side and rear garden. There is access to the garage.

## Garage

8' 2" x 16' 11" (2.49m x 5.15m)

An electric roller shutter door and a modified personnel door added to the garage. The internal space provides power and lighting and a workshop arrangement.





GROUND FLOOR  
360 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.3 sq.m.) approx.



GARAGE  
137 sq.ft. (12.7 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.2 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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