



**Lincoln Road, North Hykeham, Lincoln**

**Guide Price £270,000**

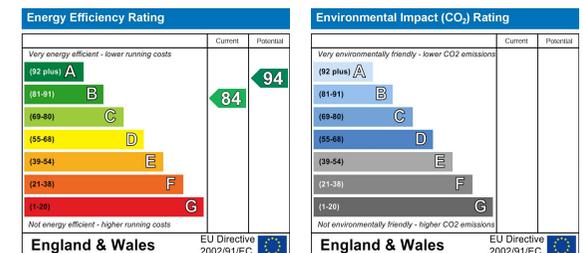
  
**MARTIN & CO**

Lincoln Road, North Hykeham,  
Lincoln

House - Semi-Detached  
2 Bedrooms, 2 Bathrooms

Guide Price £270,000

- Exclusive Bespoke Development
- Rare Opportunity to Purchase
- Open Plan Breakfast Kitchen Diner
- Two Ensuite Bedrooms
- South East Facing Garden
- Driveway Parking
- No Onward Chain
- Tenure - Freehold
- EPC Rating - B
- Council Tax Band - B



Martin & Co are delighted to bring to market this stunning semi-detached home, offering an exciting opportunity to purchase within a bespoke family development in North Hykeham. Constructed in 2023, this exclusive development just off Lincoln Road is something rather special and one not to be missed. Viewings are by appointment only and with the added benefit of being offered for sale with no onward chain.

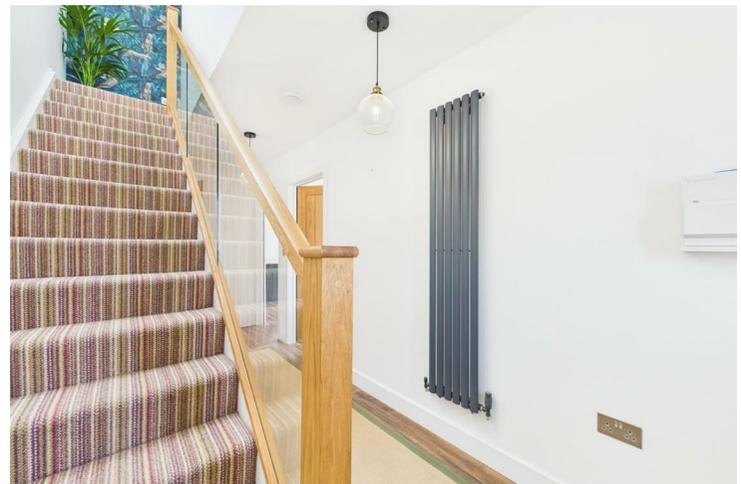
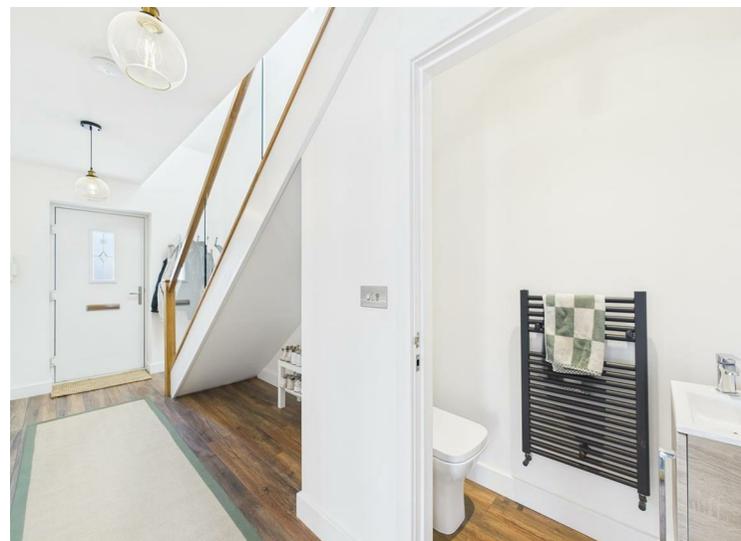
Comprising of an entrance hall with cloakroom, open plan breakfast kitchen diner and living room to the ground floor. To the first floor are two double ensuite bedrooms. Externally the property benefits from an enclosed South East facing rear garden and

driveway parking for multiple vehicles.

The property is accessed via a private shared drive which is owned and maintained by a neighbouring property within the development. If required, a fair share of the drive upkeep may be requested. Along the stretch of the drive includes dusk till dawn lighting, again powered and maintained by the neighbouring property.

10 Year CMLC Warranty from new will pass across to the new owners.

North Hykeham is situated to the south of the city, benefitting from a range of amenities including



schooling of all ages, supermarkets, doctors' surgery, shops and much more. Regular bus service operates into Lincoln city centre with road and rail links also nearby.

EPC Rating - B  
Council Tax Band - B  
Tenure - Freehold

**Entrance Hall**  
Composite entrance door onto wood effect laminate flooring, anthracite vertical radiator, pendant fittings, mains consumer unit and an oak balustrade with glass panel staircase and storage below rising to the first floor.

**Cloakroom**  
5'0" x 2'6"  
Low level WC, wall mounted vanity wash basin, wood effect laminate flooring, anthracite heated towel rail, spot light and extractor.

**Living Room**  
15'7" x 13'2"  
PVC windows to the front aspect, wood effect laminate flooring, spot lit ceiling and an anthracite vertical radiator. The clever use of pocket doors allow for the open plan flow through to the breakfast kitchen diner if required or to close off for a more private feel.

**Breakfast Kitchen Diner**  
21'10" x 15'8" (max measurements).  
Open plan space incorporating the kitchen with the dining area, perfect for entertaining. Base and eye level units with extra wide laminated work surfaces for plenty of storage, matching upstand and an inset stainless steel sink and drainer. Fully fitted with a range of appliances to include an oven, induction hob

with ceiling hood over plus an integrated fridge freezer and washer dryer. Wood effect laminate flooring, a range of spot lights and feature lighting, Ideal combination boiler housed, anthracite vertical radiators, two PVC windows to the rear and PVC French doors with side panels facing out to the garden.

**Stairs / Landing**  
Carpet flooring, Velux window to the front and a pendant fitting.

**Bedroom**  
15'8" x 10'4"  
Velux windows to the rear with a PVC side window, carpet flooring, pendant fitting and an anthracite vertical radiator. Additional storage is available to the eaves.

**Ensuite**  
6'9" x 6'9"  
Low level WC, wall mounted vanity wash basin and a walk in double tray with thermostatic rainfall shower over and a separate body sprayer. Anthracite heated towel rail, Velux window to the rear, vinyl flooring, spot lit ceiling and extractor.

**Bedroom**  
12'5" x 8'0"  
Velux window to the front, carpet flooring, anthracite vertical radiator and a pendant fitting.

**Ensuite**  
8'0" x 6'5"  
Low level WC, wall mounted vanity wash basin and a compact bath with shower head and hose attachment. Anthracite heated towel rail, Velux window to the front, vinyl flooring, spot lit ceiling and extractor.

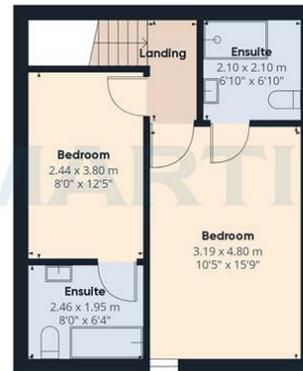
**Outside**  
The property is accessed via a private shared drive, setback from Lincoln Road, which is owned and maintained separately by a neighbouring property within the development. This property has a right of access and use of the drive to and from the property. To the front is a low maintenance garden, planted with bark chipping. Pathways leading to the front door which offers an oak porch rain canopy over and side gated access to the rear. This property further boasts a gravelled driveway suitable for two vehicles to park off road. Lastly to the front are feature lighting and a power supply.  
To the rear is a fully enclosed, landscaped and low maintenance, South East facing garden. Mostly laid to gravel with a good sized Indian sandstone patio seating area and a plastic shed with concrete hardstanding to be included within the sale. Further offering to the rear feature lighting and a water supply.

**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.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
97.48 m<sup>2</sup>  
1049.25 ft<sup>2</sup>

**Reduced headroom**  
1.91 m<sup>2</sup>  
20.54 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.