



**Otho Way, North Hykeham, Lincoln**

**Offers In Excess Of £460,000**

  
**MARTIN & CO**

Otho Way, North Hykeham,  
Lincoln

House - Detached

4 Bedrooms, 3 Bathrooms

Offers In Excess Of £460,000

- Executive Detached Family Home
- Two Ensuite Bedrooms
- Open Plan Breakfast Kitchen with Utility
- Four Piece Family Bathroom
- South Facing Rear Garden
- Double Garage
- Study
- Cul-De- Sac Position
- Tenure - Freehold
- EPC Rating - B / Council Tax Band - E



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	81
(69-80) C	84
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) A	
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

Constructed in 2015, this spacious property comprises of a storm porch, two reception rooms, study, open plan breakfast kitchen with utility, cloakroom, four double bedrooms with two ensuites and a four piece bathroom. Externally benefitting from driveway parking, double garage and a South facing rear garden. Viewings are highly recommended to fully appreciate all that this property has to offer.

North Hykeham is situated to the south of Lincoln, benefitting from local schooling and amenities plus easy access to the A46 bypass and train station.

EPC Rating - B

Council Tax Band - E  
Tenure - Freehold

Storm Porch  
9'9" x 2'8"

Composite front entrance door with PVC side panels, fitted mat well and a light fitting.

Entrance Hall

Composite door with a PVC front window, wood effect vinyl flooring, radiator, light fittings, stairs rising to the first floor with a storage cupboard below.

Study  
9'3" x 7'0"

PVC window to the front, carpet flooring, light fitting and a radiator.



**Dining Room**  
11'7" x 9'6" (max measurements).  
PVC bay window to the front with carpet flooring, light fitting and a radiator.

**Living Room**  
16'11" x 12'0"  
PVC French doors and side panels giving access to the rear garden, carpet flooring, two light fittings, radiator and a side PVC window.

**Breakfast Kitchen**  
21'3" x 18'11" (max measurements).  
Base and eye level units with laminated work surfaces and a plinth heater, matching upstand and an inset stainless steel sink and drainer. Fully fitted with a range of appliances to include a double oven, six ring gas hob with extractor over, integrated fridge freezer and dishwasher. PVC French windows and side panels out to the rear garden, further separate PVC rear window, wood effect vinyl flooring, mix of ceiling lighting and a radiator.

**Utility Room**  
7'4" x 5'2"  
Base and eye level units with a laminated work surface, matching upstand and an inset stainless steel sink and drainer. Space and plumbing for a washing machine and tumble dryer, wood effect vinyl flooring, side composite door, radiators, light fitting with extractor plus the wall mounted Ideal logic boiler is housed.

**Stairs / Landing**  
Carpet flooring, light fitting, access to the loft, radiator and an airing cupboard housing the hot water cylinder.

**Bedroom**  
13'8" x 11'10"  
PVC windows to the front and side, carpet flooring, light fitting, Danfoss heating controls and a radiator.

**Walk-In Wardrobe**  
10'4" x 3'5" (measured to fitted wardrobes)  
PVC window to the rear, carpet flooring, radiator and a light fitting. Fitted wardrobes to both sides for ample storage and walk through access to the Ensuite.

**Ensuite**  
8'6" x 7'2" (max measurements).  
Four piece suite comprising of a low level WC, pedestal wash basin, panel bath and a double cubicle with mains thermostatic shower. PVC rear window, wood effect vinyl flooring, heated towel rail, light and extractor.

**Bathroom**  
7'2" x 6'8"  
Four piece suite comprising of a low level WC, pedestal wash basin, panel bath and a single cubicle with mains thermostatic shower. PVC rear window, wood effect vinyl flooring, heated towel rail, light and extractor.

**Bedroom**  
10'6" x 10'6"  
PVC windows to the rear aspect, carpet flooring, light fitting, radiator and a fitted wardrobe.

**Ensuite**  
8'8" x 3'11" (max measurements).  
Low level WC, pedestal wash basin and a double cubicle with mains thermostatic shower. PVC side window, wood effect vinyl flooring, heated towel rail, light and extractor.

**Bedroom**  
11'10" x 10'9" (max measurements).  
PVC window to the front, carpet flooring, light fitting and a radiator.

**Bedroom**  
10'11" x 9'7"  
PVC window to the front, carpet flooring, light fitting, radiator and a fitted wardrobe.

**Double Garage**  
17'7" x 17'0"  
Up and over doors to the front with additional storage space available within the roof pitch if required. Separately fused for light and power.

**Outside**  
To the front is a small garden being laid to lawn with planted shrubbery and pathways leading to the front door and round to the side access gate. In front of the double garage is a tarmac driveway suitable for multiple vehicles to park off road. The block paved shared access to the property is individually owned and divided between the properties (see title plan image). The rear boasts a generous and fully enclosed, South facing garden being mostly laid to lawn with a spacious decking area 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 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
182.7 m<sup>2</sup>  
1969 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

