



**Newark Road, North Hykeham, Lincoln**

**Asking Price £318,500**

  
**MARTIN & CO**

Newark Road, North Hykeham,  
Lincoln

House - Detached

3 Bedrooms, 1 Bathroom

- Extended Detached Family Home
- Open Plan Living
- Modern and Well Presented
- Generous Plot
- South East Facing Rear Garden
- Driveway Parking for Multiple Vehicles
- Detached Garage
- Must View Property!
- Tenure: Freehold
- Council Tax - C / EPC Rating - C



Extended three bedroom detached family home occupying a generous plot within the ever popular North Hykeham area. This modern and well presented home briefly comprises internally of an entrance hall, living room, open plan dining family room, kitchen with cloakroom, three bedrooms and a bathroom. Driveway parking for multiple vehicles, front and South East facing rear garden plus a detached garage.

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 - C  
Council Tax Band - C  
Tenure - Freehold

**Entrance Hall**  
Composite entrance door and PVC panel, PVC side window, laminate flooring and two pendant fittings. Stairs rising to the first floor with an understairs cupboard housing a PVC side window, light fitting, mains consumer unit and meters.

**Living Room**  
18'0" x 12'1" (max measurements).  
PVC bay window to the front aspect, laminate flooring, light fitting, radiator and a gas feature fire with hearth and surround.

**Dining / Family Room**  
22'10" x 11'7" (max measurements).  
PVC French doors to the rear, laminate flooring, two light fittings and two radiators.

**Cloakroom**  
6'2" x 2'8"  
Low level WC, vanity sink, laminate flooring, radiator, PVC side window and a light fitting.



**Kitchen**  
 16'9" x 9'1"  
 Base and eye level units with roll edge worksurfaces, tiled splashback and an inset composite sink and drainer. Fitted double oven, five ring gas hob with an extractor over, integrated dishwasher, fridge freezer and a washing machine. Laminate flooring, PVC window to the rear and PVC side door, spot lit ceiling plus cabinet lighting and the Baxi combination boiler housed.

**Stairs / Landing**  
 PVC side window, light fitting, carpet flooring and access to the loft.

**Bathroom**  
 7'11" x 6'2"  
 Low level WC, vanity sink, L shaped bath with mains fed shower over, vinyl flooring, PVC window to the rear, heated towel rail and a spot lit ceiling plus extractor.

**Bedroom**  
 11'8" x 11'0"  
 PVC window to the rear aspect, laminate flooring, pendant fitting and a radiator.

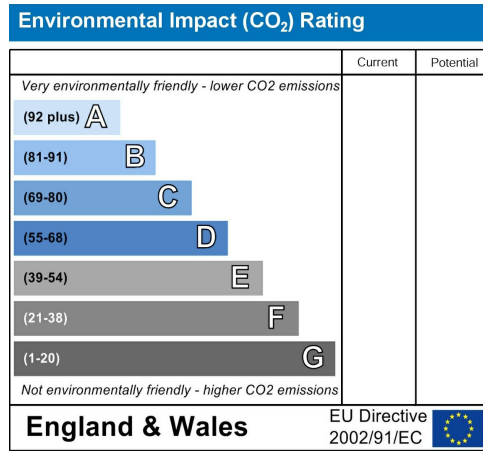
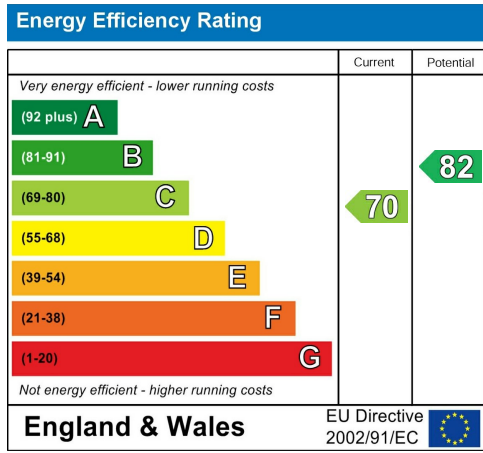
**Bedroom**  
 12'5" x 12'2"  
 PVC window to the front aspect, laminate flooring, pendant fitting, radiator and a slim fitted storage cupboard housing a radiator.

**Bedroom**  
 8'0" x 7'1"  
 PVC window to the front aspect, laminate flooring, pendant fitting and a radiator.

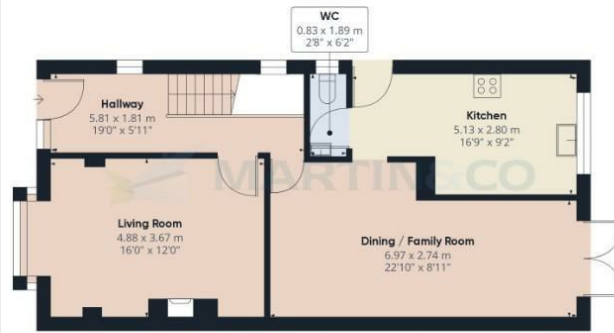
**Garage**  
 25'6" x 8'5"  
 Up and over door to the front, separately fused for light and power, PVC window to the side.

**Outside**  
 To the front is a spacious garden being mainly laid to lawn with a block paved drive which extends beyond a gate for additional parking. Lighting to the front with water supply to the side. The rear offers a South East facing, private and not directly overlooked garden, split level being mainly laid to lawn with planted borders and a patio area. Garden shed is included within the sale.

**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>  
123.79 m<sup>2</sup>  
1332.46 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

Martin & Co Lincoln Lettings  
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6  
8HW  
01522 503727 . lincoln@martinco.com

01522 503727  
<http://www.martinco.com>

**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.