



**Boundary Lane, South Hykeham,
Lincoln**

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Lincoln

House - Semi-Detached
3 Bedrooms, 1 Bathroom

Asking Price £385,000

- Three Bedroom Semi Detached House in South Hyekham
- Well Presented and Modern Throughout
- Spacious Throughout
- Located Near Local Amenities with Great Transport Links
- Outside Games Room and Workshop with Huge Potential
- Tenure - Freehold
- Council Tax Band - A
- EPC - C

A fantastic opportunity to purchase a well-presented three-bedroom semi-detached home offering versatile accommodation, generous living space and an array of exciting additional features, including a conservatory, separate games room and an impressive workshop/garage with enormous potential.

Situated on Boundary Lane in the popular residential area of North Hykeham, this property offers an appealing combination of comfortable family living and flexible space to suit a variety of lifestyles. With two double bedrooms, a further single bedroom, a well-appointed bathroom, a welcoming lounge, kitchen and conservatory, the main house provides a practical and inviting layout. However, it is the additional accommodation to the rear that truly sets this home apart, with a dedicated games room and a substantial workshop/garage that could offer exciting possibilities for future use, subject to any necessary permissions and building regulations.

Whether you are a growing family, a first-time buyer looking for more than the usual starter home, a hobby enthusiast in need of dedicated space, or someone searching for a property with scope to adapt to their individual needs, this home deserves your attention.



Description

Situated on Boundary Lane in the popular area of North Hykeham, LN6 9NQ, this well-presented three-bedroom semi-detached home offers versatile accommodation, additional entertaining space and exciting potential for a variety of buyers.

The property comprises a welcoming lounge, practical kitchen, conservatory providing additional living space, and a family bathroom fitted with both a bath and shower. There are two double bedrooms and a further single bedroom, making this an ideal home for families, first-time buyers or those looking for extra space.

To the rear, the property boasts a separate games room, perfect for entertaining friends and family, creating a dedicated gaming area or enjoying hobbies away from the main house.

A particular highlight is the impressive workshop/garage, offering a wealth of possibilities. Ideal for DIY enthusiasts, tradespeople or hobbyists, this substantial space could also offer potential to create a home gym, studio, additional living space



or the ultimate man cave, subject to the necessary planning permissions and building regulations.

Located within the established residential area of North Hykeham, the property benefits from access to local amenities, schools, shops and transport links, with Lincoln city centre also within reach.

Offering comfortable family accommodation alongside exciting additional space and potential, this is a property that must be viewed to be fully appreciated.

Early viewing is highly recommended!

Tenure - Freehold
Council Tax Band - A
EPC - C



Lounge
22'8" x 11'8"
Wood flooring, bay window, radiator, air conditioning and radiator.

Kitchen
10'1" x 15'10"
Wood flooring with electric induction hob, electric oven, extractor fan, space for washing machine and dishwasher, radiator and ceiling spot lights.

Bathroom
7'9" x 7'4"
Tiled flooring, shower cubicle, bath, sink, boiler, sink and shelving units.

Conservatory
10'2" x 15'7"
Tiled flooring, fitted cupboard units and radiator.

Games Room
13'0" x 20'1"
Wooden flooring with electricity supply.

Master Bedroom
8'11" x 16'2"
Carpet flooring with two windows, air conditioning and two radiators.

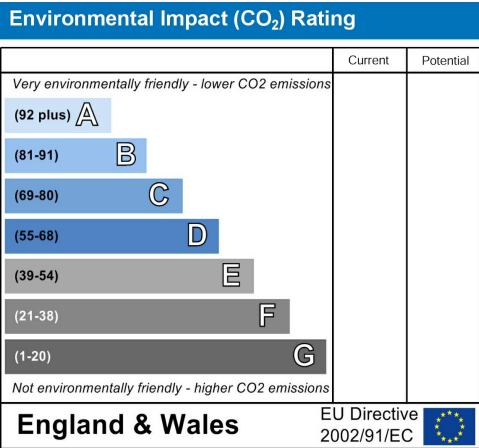
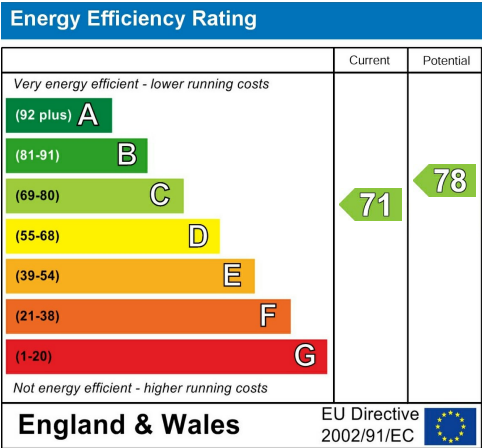
Bedroom Two
11'1" x 7'10"
Carpet flooring with window and radiator.

Bedroom Three
7'11" x 8'0"
Carpet flooring with window and radiator.

Garage/ Workshop Building
13'5" x 28'7"
Concerete flooring, toilet room, lighting, plumbing and heating.

Garden & Outside
Low maintenance garden with decking area and out building with electricity supply. There is also lighting, gate and security cameras.

Fixtures and 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

Approximate total area⁽¹⁾
 212 m²
 2282 ft²



Floor 0 Building 2



Floor 0 Building 3

(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.

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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.