



**Old Sykes Lane, Hardwick, Lincoln**

**Offers In Excess Of £625,000**





Old Sykes Lane, Hardwick,  
Lincoln

House - Detached  
6 Bedrooms, 4 Bathrooms

Offers In Excess Of £625,000

- Over 3000sqft Bespoke Self Build
- Built for Flexible Living
- 0.3 Acre Plot (STS).
- Owned Solar Panels
- Village Location
- Rural Position with Uninterrupted Field Views
- 10 Year Insurance Backed Guarantee from 2016
- Sold with No Onward Chain
- Tenure - Freehold
- EPC Rating - B / Council Tax Band - D & B





Bespoke self build six bedroom detached family home occupying a generous 0.3 acre plot (STS) within the village of Hardwick on the outskirts of Saxilby. Built in 2016 using reclaimed bricks by the current owners, boasting uninterrupted field views, this unique property incorporates an interconnecting annexe for flexible living. Sold with no onward chain.

Hardwick is a small rural parish village to the West of Lincoln. The nearby village of Saxilby boasts a wide range of local amenities and a rail service into Lincoln City Centre.

Tenure - Freehold  
EPC Rating - B  
Council Tax Band - D for main house, B for adjoining annexe.

Left Hand Side 'annexe'

Entrance Hall  
Composite door and PVC window to the side, tiled flooring, Danfoss

thermostatic control, light fitting, radiator and stairs rising to the first floor. Storage cupboard housing the floor standing Grant oil central heating boiler, mains consumer unit, PVC side window and a pendant fitting.

Cloakroom  
6'0" x 3'8"  
Low level WC, vanity sink, tiled flooring, PVC side window, heated towel rail and a pendant fitting.

Living Room  
17'8" x 12'0"  
PVC window to the front, carpet flooring, radiator and a light fitting. Feature lined brick chimney breast with inset oak mantle and stone hearth. Lockable interconnecting door to right hand side of property.

Kitchen Diner  
17'6" x 7'11"  
Base and eye level units with roll edge work surfaces, tiled splash



backs and an inset composite sink and drainer. Fitted double oven, induction hob with extractor over plus an integrated fridge freezer and washing machine. Tiled flooring, radiator, ceiling lighting, PVC window and French doors to the rear. Cupboard with lighting housing the hot water cylinder and controls.

Stairs / Landing  
PVC window to the rear aspect, carpet flooring, radiator and a pendant fitting.

Bedroom  
14'4" x 9'0"  
PVC window to the rear aspect, carpet flooring, radiator and a range of ceiling lighting.

Bedroom  
14'4" x 11'5" (max measurements).  
PVC window to the front aspect, carpet flooring, radiator and spot lighting. Built in wardrobe storage.

Bathroom  
9'4" x 8'1"  
Four piece suite comprising of a low level WC, pedestal wash basin, thermostatic mixer corner shower and a clawfoot roll-top bath. Tiled flooring, PVC side window, heated towel rail, spot lit ceiling and extractor.

Stairs / Landing  
Carpet flooring, light fitting and a radiator

Bedroom  
15'1" x 12'11"  
Velux window to the rear, carpet flooring, radiator and two pendant fittings. Storage to the eaves.

Ensuite  
7'8" x 5'2"  
Low level WC, vanity sink and a corner cubicle with thermostatic mixer rainfall shower and separate body sprayer. Velux window to the rear, tiled flooring, heated towel rail, light and extractor.

Right Hand Side

Entrance Hall  
Composite door and PVC windows, tiled flooring, radiator, ceiling lighting, Drayton thermostat, mains consumer housed, stairs rising to the first floor with storage below.

Cloakroom  
6'0" x 4'1"  
Low level WC, vanity sink, tiled flooring, heated towel rail, spot lit ceiling and a side PVC window.

Living Room  
18'2" x 14'3"  
PVC window to the front, carpet flooring, radiator, ceiling and wall lighting. Feature lined brick chimney breast with inset oak mantle and stone hearth. Lockable interconnecting door to left hand side of property.

Kitchen Diner  
20'9" x 16'11"  
Base and eye level units with square edge work surfaces, tiled splash backs and an inset composite sink and drainer. Feature island incorporating an induction hob, pop up socket and breakfast bar seating. Fitted double oven and a range of integrated appliances to include a full size fridge with separate freezer, dishwasher and a washing machine. Wood flooring, exposed feature brickwork, two radiators, ceiling lighting, PVC side windows and PVC French doors and side panels to the rear.

Stairs / Landing  
Carpet flooring, ceiling light, radiator, under stairs storage, Drayton thermostatic control and a PVC side window.

Bedroom  
16'2" x 14'1"  
PVC window to the front aspect, carpet flooring, two radiators and a spot lit ceiling.

Bedroom  
20'9" x 19'0" (max measurements).  
Dual aspect with PVC windows to the rear and side, carpet flooring, three radiators and a spot lit ceiling.

Bathroom  
10'2" x 6'1"  
Low level WC, vanity sink and a freestanding bath. PVC side window, tiled flooring, heated towel rail, ceiling and wall lighting.

Stairs / Landing  
Carpet flooring, ceiling light and a radiator.

Bedroom  
35'7" x 13'0" (max measurements).  
PVC French doors with a Juliet balcony offering uninterrupted open field views towards Harby, Velux side windows, carpet flooring, radiator and

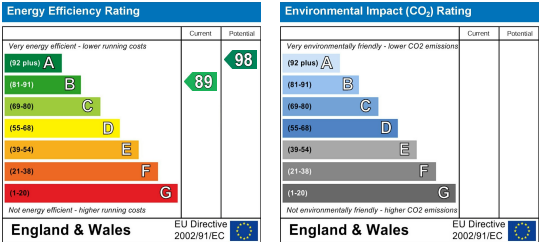
spot lighting. Wrap around to accommodate a dressing area with clothes rails, PVC front facing window and a further radiator, ceiling and wall lighting.

Ensuite  
7'9" x 7'2"  
Low level WC, twin sink vanity unit and a corner cubicle with thermostatic mixer rainfall shower and separate body sprayer. Tiled flooring, heated towel rail, spot lit ceiling and extractor.

Outside  
The property offers a landscaped garden to the front with laid lawn, sandstone block work and pathways, gravel borders and driveway parking for multiple vehicles to park off road. South facing garden to the rear with external lighting, power and water supply present with a sloped ramp for access to the left hand side. Brick built shed - 4.580 x 2.573. Planning for a double garage to the rear right corner was part of the original granted planning application. Externally the grounds remain unfinished and is in this respect sold as seen.

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.

Services  
The agent understands that the property offers mains water, mains electric, oil tank for the oil fired central heating along with owned solar panels. Drainage is private to a septic tank.





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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.