

FOR SALE



Newark Road, South Hykeham, Lincoln
£200,000-£210,000 Guide Price


MARTIN & CO



Newark Road, South Hykeham, Lincoln

3 Bedrooms, 1 Bathroom

£200,000-£210,000 Guide Price

- Extended Semi-Detached Home
- Gated Driveway Parking
- Large South East Facing Rear Garden
- Modern Presentation
- Feature Wood Burning Stove

Extended three bedroom semi-detached family home in South Hykeham offering excellent commutable access to the A46 bypass, local amenities and schooling of all ages. Benefits include modern presentation throughout, wood burning stove, large south east facing garden and much more! No onward chain.

South Hykeham has a wealth of amenities locally to include schooling, shops and supermarkets, doctors surgery and public houses. Regular bus services, road and rail in and out of Lincoln city.

HALL Composite front door, laminate flooring, pendant fitting and stairs rising to the first floor.

LOUNGE 14' 5" x 12' 9" (4.400m x 3.891m) max room measurements PVC bay window to the front aspect, laminate flooring, pendant fitting, radiator and a feature wood burning stove with brick surround and hearth.



KITCHEN/DINER 16' 0" x 7' 10" (4.879m x 2.411m) Base and eye level high gloss units with solid wood worktops, tiled splash back and inset composite one and a half bowl sink and drainer. Integrated oven, hob and extractor over plus a fridge freezer and washing machine. Tiled flooring, vertical radiator, spot lit ceiling, PVC window to the side aspect, mains consumer unit and electric meter housed plus a wall mounted Ideal combination boiler.

CLOAKROOM Low level WC, wall mounted sink, tiled flooring, PVC window to the side aspect, light fitting and a storage cupboard.

FAMILY ROOM 10' 4" x 8' 1" (3.153m x 2.486m) PVC French doors and windows to the rear plus a further PVC window to the side aspect, tiled flooring and lighting.

STAIRS / LANDING Carpet flooring, PVC window to the side aspect, pendant fitting and access to the loft being partly boarded with a fitted loft ladder and lighting.

BATHROOM 7' 10" x 5' 6" (2.390m x 1.688m) Three piece suite comprising of a low level WC, vanity sink and a panel bath with a luxury overhead shower and handheld secondary body sprayer. Fully tiled room, heated towel rail, PVC window to the rear, spot lit ceiling and extractor.

BEDROOM 10' 0" x 7' 11" (3.073m x 2.421m) Two PVC windows to the rear aspect, carpet flooring, pendant fitting and a radiator.

BEDROOM 11' 9" x 6' 8" (3.602m x 2.036m) PVC window to the front aspect, carpet flooring, light fitting and a radiator.

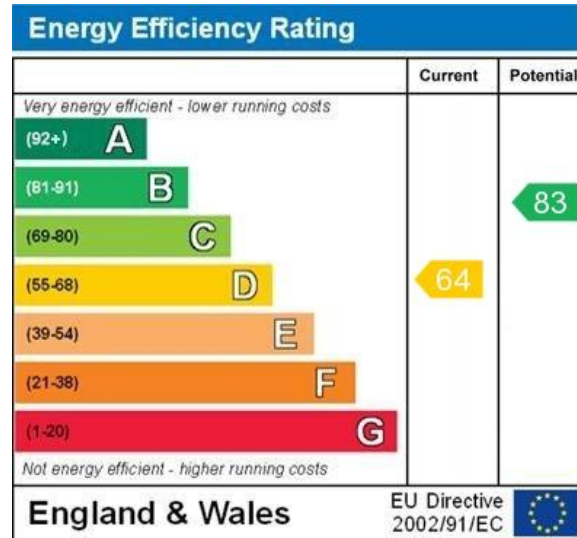


BEDROOM 9' 0" x 8' 11" (2.754m x 2.734m) max room measurements. PVC window to the front aspect, carpet flooring, light fitting and a radiator.

OUTSIDE To the front is a gated block paved driveway suitable for multiple vehicles to park off road, brick wall and privet hedge perimeter with lighting and decorative iron works. Further gated access leads to the garage with a gravelled area in front plus a secondary smaller gate accessing the rear garden. The rear boasts a large south east facing garden being mainly laid to lawn with a block paved and a secondary circular decorative seating area, fully enclosed with gravelled areas, shrub borders, lighting and a water supply. Large entertaining shed to the foot of the garden offers light, power and a tv connection with an artificial lawn to the side and a further patio area. Includes two garden sheds within the sale.

Garage - 14' 8" x 7' 5" (4.475m x 2.267m) Presently being used as a home gym/office with the up and over door having been sealed shut with the walls and ceilings plastered. PVC window and personnel door to the side, light and power.

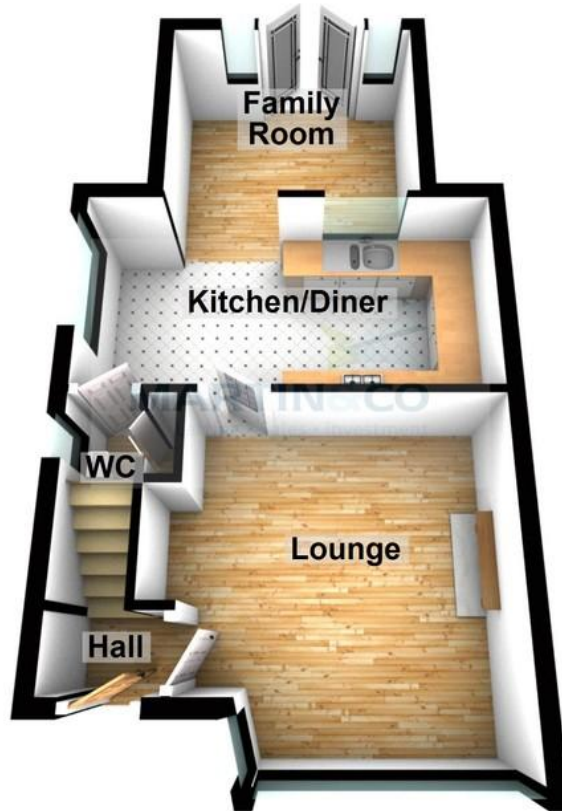
FIXTURES & FITTINGS Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements 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.



WWW.EPC4U.COM



Ground Floor



First Floor



Martin & Co Lincoln

33 The Forum • North Hykeham • Lincoln • LN6 8HW
T: 01522 503727 • E: 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.