

FOR SALE



Newark Road, North Hykeham, Lincoln
OFFERS OVER £430,000

MARTIN & CO



Newark Road, North Hykeham, Lincoln

4/5 Bedrooms, 2 Bathrooms

OFFERS OVER £430,000

- Extended Detached Family Home
- Spacious and Flexible Accommodation
- Non-Estate Position
- Generous Plot

Spacious extended 4/5 bedroom detached family home boasting flexible living accommodation throughout. This property occupies a generous non-estate plot in North Hykeham and makes for an ideal upsize opportunity for a growing family. Within easy reach of local amenities and transport links. Sold with no onward chain.

Situated across the road from The Forum shopping precinct offering a range of amenities to include shops, post office, café, building society and more. Further large supermarket chains are also situated nearby plus schooling for all ages. North Hykeham benefits from road and rail links to include regular public transport into the city centre.

PORCH Tiled flooring with pendant fitting.

ENTRANCE HALL Carpet flooring, pendant fitting, radiator, mains consumer unit and electric meter housed. Stairs rising to the first floor with a cupboard below housing a light.

STAIRS / LANDING Carpet flooring, pendant fitting, radiator and a double glazed window to the front aspect.

BEDROOM 13' 0" x 10' 0" (3.977m x 3.056m) Dual aspect with double glazed windows to the front and side aspects, carpet flooring, pendant fitting and a radiator.

BEDROOM 12' 10" x 9' 11" (3.933m x 3.034m) Dual aspect with double glazed windows to the front and side aspects, carpet flooring, pendant fitting and a radiator.

BATHROOM 9' 10" x 7' 10" (3.012m x 2.409m) Three piece suite comprising of a WC, vanity sink and a panel bath with shower head and hose attachment plus a further mains fed shower over. Fully tiled room, carpet flooring, storage cupboard, radiator, spot lit ceiling and access to the loft housing a pull down ladder, partial boarding and lighting.

BEDROOM/STUDY 12' 10" x 9' 10" (3.931m x 3.009m) Double glazed window to the front aspect, carpet flooring, pendant fitting and a radiator.

HALL Carpet flooring and lighting, two radiators and a PVC door to the side aspect.

UTILITY AREA / CLOAKROOM 7' 11" x 6' 9" (2.420m x 2.077m) WC, pedestal wash basin, fully tiled room, double glazed window to the side aspect and a radiator. Space and plumbing for a washing machine and separate dryer, wall mounted Baxi combination boiler.

BEDROOM 12' 7" x 10' 9" (3.848m x 3.297m) Carpet flooring, pendant fitting, double glazed window to the side aspect, radiator and built in wardrobes. Loft hatch access housing a pull down ladder, partial boarding and lighting.

DINING ROOM 16' 0" x 14' 7" (4.899m x 4.456m) Dual aspect with double glazed windows to the side and rear aspect, carpet flooring, pendant fitting and two radiators



KITCHEN 12' 11" x 9' 10" (3.956m x 3.011m) Base and eye level units, roll edge worksurfaces with tiled splash backs and inset sink and drainer. Fitted double oven, gas hob with extractor over. Space and plumbing for a dishwasher plus further space for an American sized fridge freezer. Dual aspect with double glazed windows to the front and side aspects, spot lit ceiling and tiled flooring.

LOUNGE 20' 11" x 19' 8" (6.380m x 6.001m) Carpet flooring, double glazed windows to both sides, three radiators, ceiling and wall lighting.

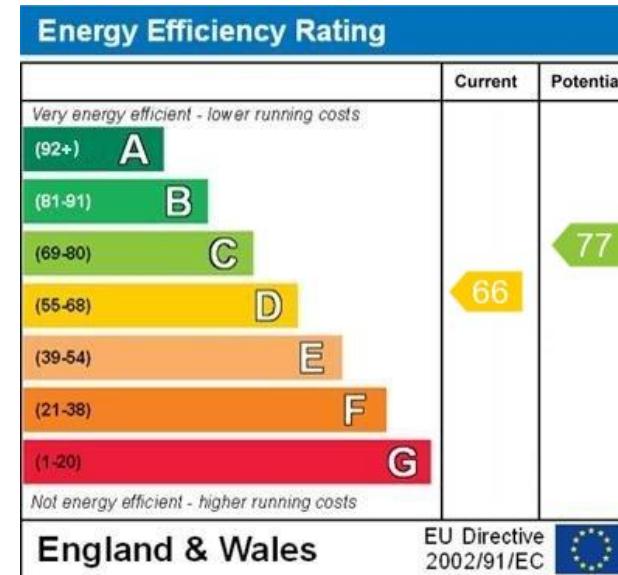
CONSERVATORY 19' 1" x 13' 6" (5.828m x 4.136m) approximate measurements. Tiled flooring, two radiators, ceiling lighting and double doors leading to the front.

MASTER BEDROOM 19' 8" x 17' 4" (6.018m x 5.291m) max measurements. Carpet flooring, two double glazed windows to the rear, two radiators, fitted wardrobes and bedroom furniture and a pendant fitting.

ENSUITE 7' 8" x 7' 8" (2.344m x 2.343m) Low level WC, vanity sink and a mains fed walk in shower. Spot lit ceiling, electric wall heater, tiled floors and walls, heated towel rail and a double glazed window to the side aspect.

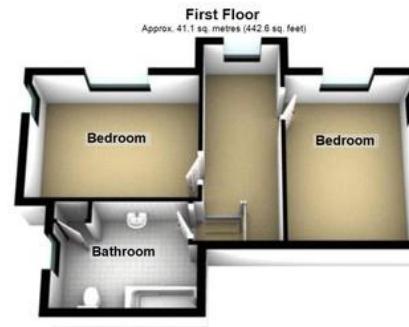
OUTSIDE Extensive block paved driveway suitable for parking several vehicles off road. Gated access with a walled perimeter, mature planted borders with trees and shrubbery, lighting and water supply.

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.





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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.

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