



## Newark Road, North Hykeham, Lincoln, LN6

**£200,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 3

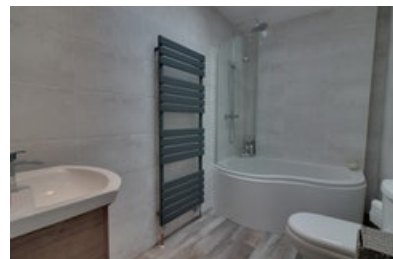
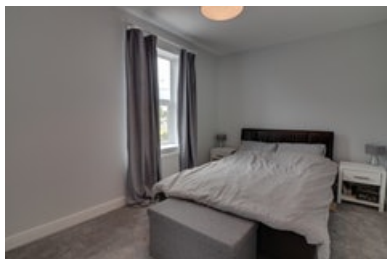
LOOKING FOR THE WOW FACTOR! This STUNNINGLY REFURBISHED FAMILY HOME has been finished to the highest of standard offering period features with the latest in design and a garden that stretches on and on - PLEASE CALL NOW TO VIEW AND NOT MISS OUT!

## Key features:

- Semi-detached
- 3 double bedrooms
- Newly fitted tiled family bathroom
- Beautiful galley kitchen fitted with modern appliances
- Large lounge with period fireplace
- Downstairs W/C
- French doors leading to a decked sun trap area
- Enclosed private garden
- Off street parking
- REFURBISHED TO A VERY HIGH STANDARD
- INTERNAL VIEWING HIGHLY RECOMMENDED
- OVER 900 TOTAL SQ FT

## Extra info:

- **Property Age:** 99 years
- **Council Tax:** Band B (£1391.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



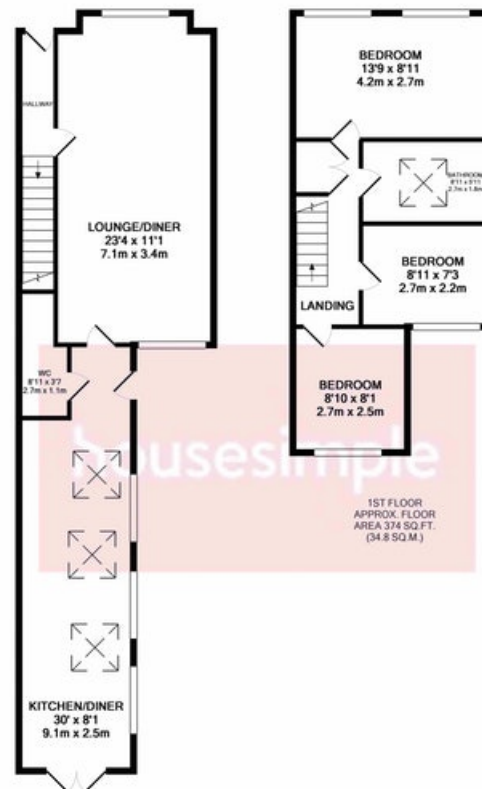
A FANTASTIC OPPORTUNITY TO OWN this stunning family 3 double bedroom family home in the sought after of location of North Hykeham, in a cactment area of some FANTASTIC SCHOOLS this home offers open plan living with in walking distance to local train station, local amenities and shops.

An open plan lounge/dining room with a bay fronted with gives the room size and brightness leading onto a large dining kitchen with brand new fitted eye and base level units, flooded with light through Velux roof windows, windows to the side and french doors into the rear gardens, space for dining table and chairs/sofas in a sun trap. The downstairs W/C has a modern fitted white suite, the 1st floor are 3 double bedrooms served by a very well appointed family bathroom with contemporary fitted suite and Velux roof window

Externally there is a gravelled driveway and off street parking, large private enclosed lawned rear garden with newly fitted decked seating area.

**\*\* DO NOT MISS OUT ON THIS UNIQUE OPPORTUNITY OF OWNING A FANTASTIC HOME FIT FOR A GROWING FAMILY \*\***

## Floor plan:



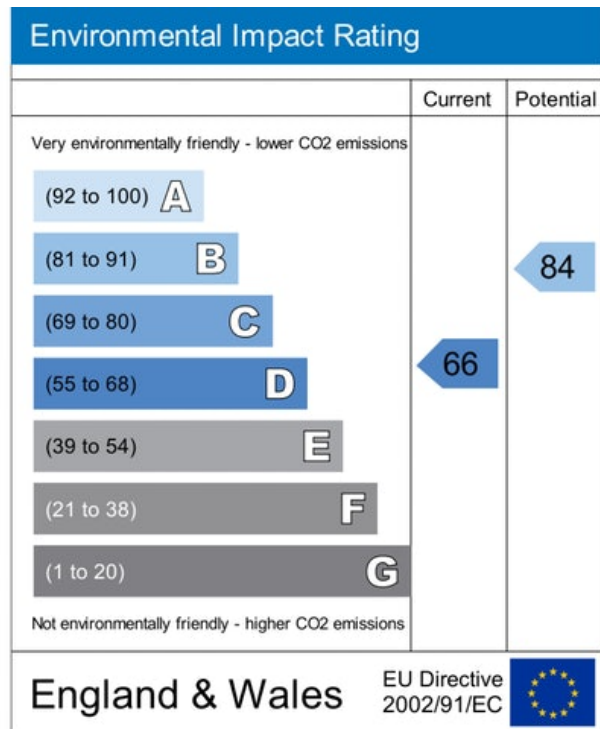
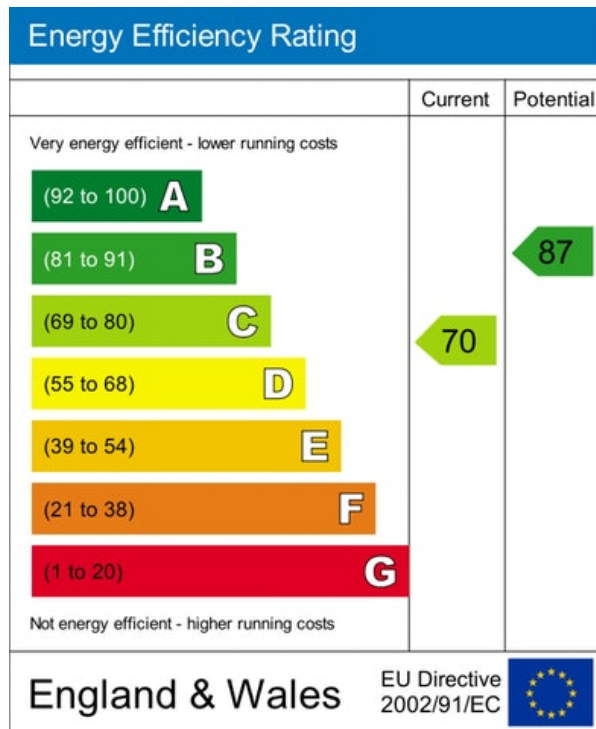
GROUND FLOOR  
APPROX. FLOOR  
AREA 555 SQ.FT.  
(51.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 929 SQ.FT. (86.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

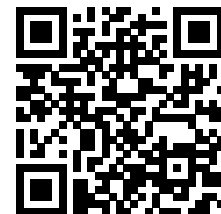
Made with Metropix ©2019

### Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice:- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code