



King & Co.

2 BROADWAY, LINCOLN, LN6 8DR
£295,000



Set within the popular area of North Hykeham, this immaculately presented 3-bedroom detached family home offers both style and space, making it ideal for growing families or anyone seeking comfort and convenience. Set on a larger-than-average plot, the property boasts a spacious garden, perfect for outdoor entertaining, children's play, or future extensions and development (subject to planning).



- ~ Council Tax Band: C
- ~ Construction: Cavity Wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast full fiber available
- ~ Mobile: Mobile coverage available
- ~ EPC rating C71

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>
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SUMMARY .The home features a welcoming entrance, a bright and airy living area, a well-appointed kitchen and Dining room, and three bedrooms, complemented by a modern family bathroom. Off-street parking and a garage add to the practical appeal, while the peaceful yet well-connected location ensures easy access to local amenities, schools, and transport links.

INFORMATION Located within walking distance to all the amenities and facilities North Hykeham has to offer, this is a rare opportunity to secure a family home that combines generous outdoor space and excellent development potential.

SERVICES Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE We understand that the property is freehold. Vacant possession will be given upon completion.

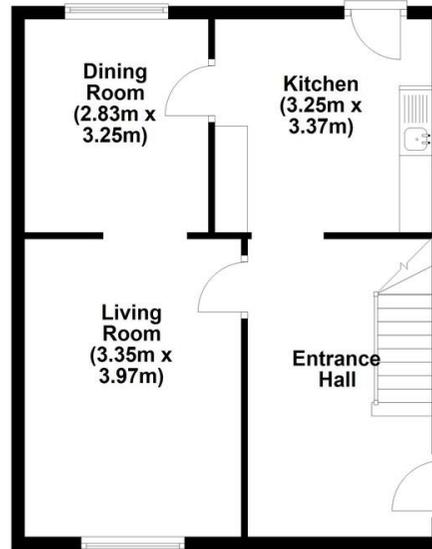
VIEWINGS Strictly by prior appointment through the Agents office on 01522 525255

ANTI-MONEY LAUNDERING King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.



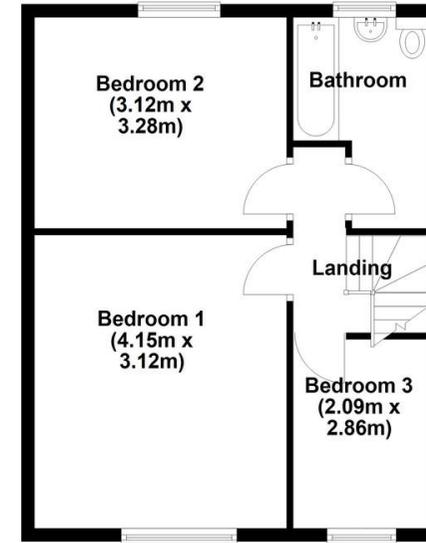
Ground Floor

Approx. 49.2 sq. metres (529.9 sq. feet)



First Floor

Approx. 47.0 sq. metres (506.1 sq. feet)



Total area: approx. 96.2 sq. metres (1036.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.