



King&Co.

311 NEWARK ROAD, NORTH HYKEHAM, LINCOLN
LN6 9RY
£385,000



Positioned in the popular area of North Hykeham, this immaculately presented 3/4-bedroom detached family home offers both style and space, making it ideal for growing families or anyone seeking comfort and convenience. Along with the well-established garden the house boasts flexible living accommodation with the added bonus of workshops and a separate annex.



INFORMATION ~ Council Tax Band: C

~ Construction: Solid brick

~ Main heating: Gas central heating

~ Utilities: Mains gas, electric and water, Solar Panels

~ Broadband: Ultrafast full fibre available

~ Mobile: Mobile coverage available

~ EPC rating C

LOCATION A beautifully presented and substantial Victorian home located within walking distance of all the schools, facilities and amenities North Hykeham has to offer. A spacious 3-bedroom residence (with annex) in such an area certainly has the potential to become a charming family home. Viewing is essential to appreciate the flexible accommodation on offer.

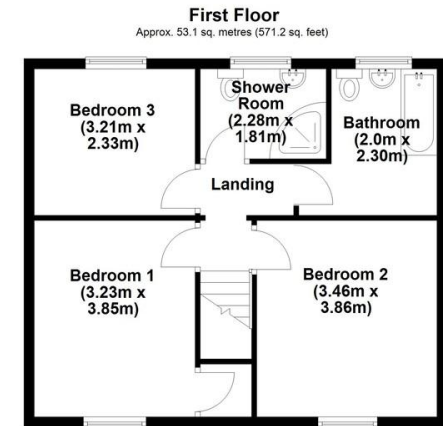
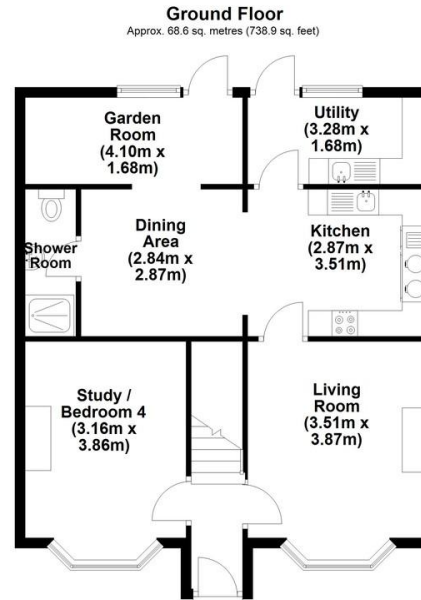
ANTI MONEY LAUNDERING King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds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

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

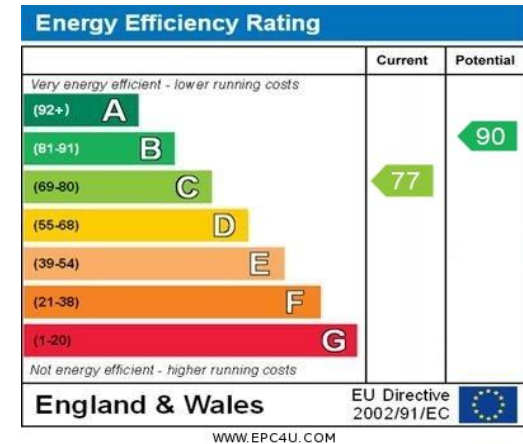
SERVICES Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.





Total area: approx. 121.7 sq. metres (1310.2 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



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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.