



King&Co.

94 HYKEHAM ROAD, LINCOLN LN6 8AB  
£325,000



King & Co are proud to present this deceptively spacious 5-bedroom family home, located close to all the amenities North Hykeham has to offer. This characterful property offers extremely versatile living accommodation, off-street parking, a wonderful garden and a fantastic loft conversion.

Viewing is essential to appreciate the accommodation on offer.





INFORMATION ~ Council Tax Band: B

~ Construction: Solid Brick

~ Main heating: Gas central heating.

~ Utilities: Mains gas, electric, water and Solar

~ Broadband: Ultrafast full fibre available

~ Mobile: Mobile coverage available

~ EPC rating D

LOCATION Ideally located for easy access to Lincoln and North Hykeham, with all the amenities and facilities they have to offer, along with an excellent selection of Schools and Transport links.

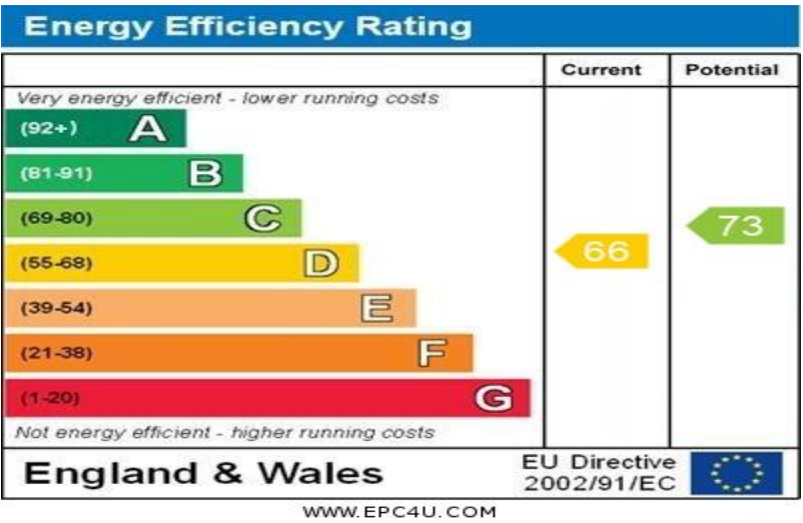
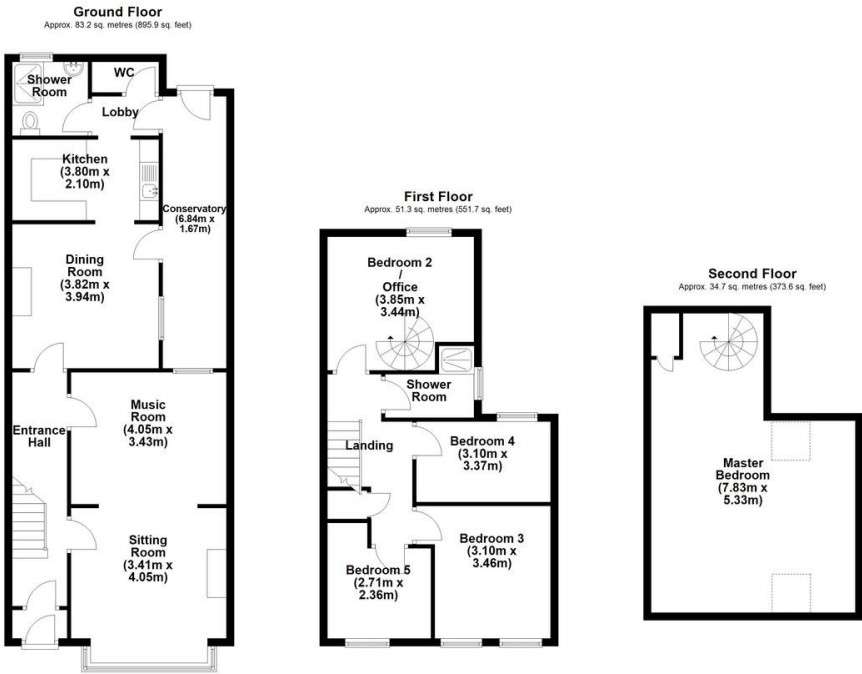
ANTI MONEY LAUNDERING King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds 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. None of the service installations within the property have been tested.





33 Silver Street, Lincoln,  
Lincolnshire, LN2 1EW

www.kingandcolincoln.co.uk  
property@kingandcolincoln.co.uk  
01522 525 255

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.