



King & Co.
ESTATE AGENTS

THE OLD RECTORY
LINCOLN ROAD, NORTH HYKEHAM, LN6 8DL
£845,000





A substantial former rectory located in a "tucked away" part of the popular town of North Hykeham having grounds extending to approximately one acre together with outbuildings/stabling and garaging.

The property is approached via a private unadopted road with electric gates leading to the spacious parking and garden area. The property still has some of the original features dating back to its time as a Rectory.

ENTRANCE HALLWAY

with part glazed outer door and sidescreen, small cellar housing the fuse boards, fitted carpet, radiator

CLOAKROOM

with low suite w.c. and wash hand basin, fitted carpet and radiator

OFFICE/LIFT ROOM

with the lift rising to the first floor, fitted carpet

DINING ROOM

18' 0" x 13' 1" (5.5m x 3.99m) having a dual aspect to the front of the property with an open fireplace, wall lights, built in cupboard radiators

LOUNGE

18' 0" x 15' 3" (5.5m x 4.652m) also having a dual aspect with views over the garden. Open fireplace with log burner, brass fender, wall lights and central light fitting, radiator

STUDY

13' 7" x 12' 7" (4.162m x 3.836m) with original panelling open fireplace, radiator and fitted carpet

BUTLERS PANTRY

7' 2" x 6' 5" (2.2m x 1.96m) with a range of base and wall units, Belfast sink, spotlighting

BREAKFAST KITCHEN

18' 6" x 11' 10" (5.662m x 3.610m) having an oil fired Aga, base units spotlighting and large dresser together with a feature stone wall leading to a Dining area 3.1 x 2.4 meters with large pine dresser

CONSERVATORY

18' 0" x 17' 0" (5.5m x 5.2m) with extensive views over the garden and having doors opening onto the garden

REAR HALLWAY

with tiled floor and external door





BOILER ROOM

housing oil fired boiler together with programmer, staircase leading to the former maids accommodaiton.

WINE CELLAR

STAIRS AND LANDING

The staircase rises from the entrance hallway to the first floor landing

BEDROOM ONE

15' 1" x 14' 4" (4.6m x 4.39m) with a range of fitted wardrobes with mirror fronts, original shutters to the bay window, radiator, fitted carpet

ENSUITE

13' 9" x 5' 10" (4.215m x 1.8m) also having access from the landing and having a panelled bath, pedestal wash hand basin and low suite w.c.

BEDROOM TWO

17' 8" x 14' 5" (5.4m x 4.4m) having a bay window to the front elevation, radiator, fitted carpet, alcove

BEDROOM THREE

14' 1" x 9' 8" (4.3m x 2.95m) with range of fitted wardrobes, wash hand basin, radiator, fitted carpet

BEDROOM FOUR

17' 7" x 10' 3" (5.36m x 3.140m) with wash hand basin, fitted carpet and radiator

FAMILY BATHROOM

having a four piece suite comprising corner bath, shower cubicle, and double pedestal wash hand basins, fitted carpet and radiator Airing cupboard with hot water cylinder and immersion heater

SEPARATE W.C.

with low level suite

BEDROOM FIVE

11' 5" x 9' 6" (3.49m x 2.9m) with the lift access, fitted carpet, radiator

DRESSING/STORE ROOM

COURTYARD

paved courtyard giving access to Boot Room, Stable Box, Potting Shed and 2 further stores and the oil storage room.

GARAGE

21' 8" x 14' 9" (6.62m x 4.52m) Garage/Stable with upper floor

DOUBLE GARAGE

DRIVEWAY

the house is access via electric gates with drive and parking areas to the northern side of the property.





GARDENS

the gardens are a particular feature of the property being well maintained and having a wealth of established borders, shrubs and trees together with a summerhouse. The original gate leads out of the property to the rear which was used to give access to the Church.

SERVICES

Mains electricity, water and drainage are connected to the property. 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.

VIEWING

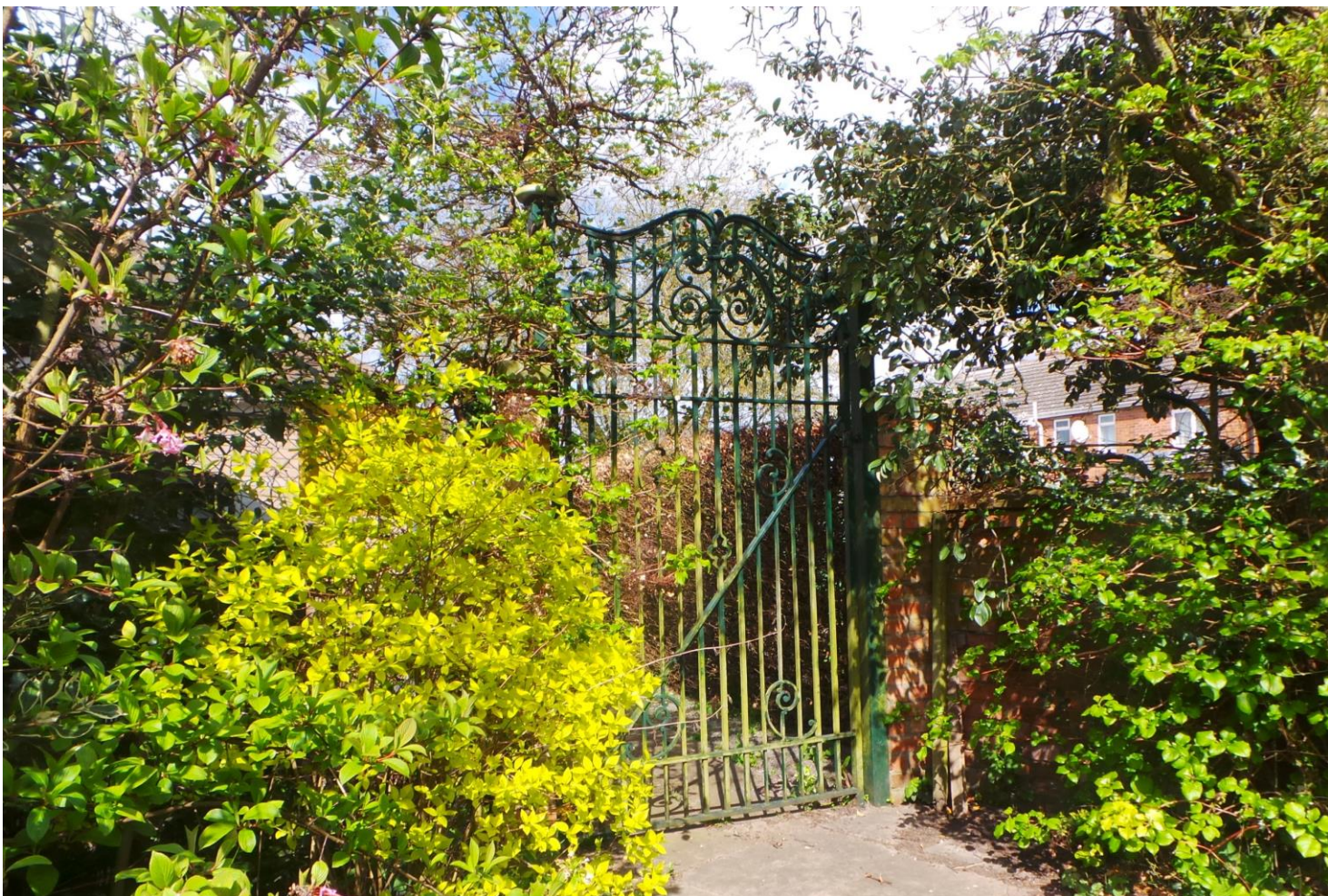
Strictly by prior appointment through the Agents office on 01522 525255

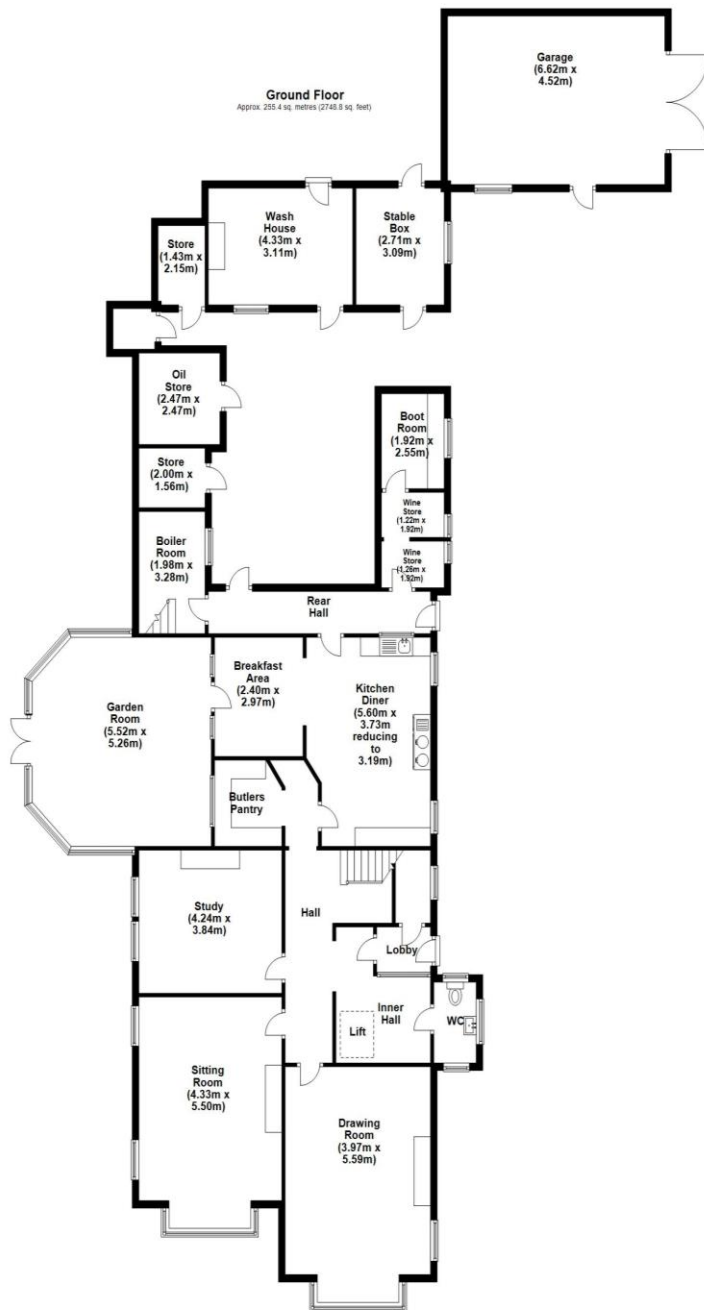
The EPC rating is F33. A full copy of the Energy Performance Certificate is available from the Agent by request.

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







Total area: approx. 391.6 sq. metres (4214.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E		
(21-38)	F		
(1-20)	G	33	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

CMP
Client Money Protect

The Property Ombudsman

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