



TAYLORWALSH
PROPERTY CONSULTANTS



Newark Road

North Hykeham, Lincoln, LN6 9RU

- LOOKING FOR MORE SPACE?
- IDEAL FOR THE GROWING FAMILY
- FOUR BEDROOM SEMI DETACHED HOME
- KITCHEN DINER & UTILITY ROOM
- BAY FRONTED LOUNGE
- TWO BATHROOMS
- DRIVEWAY FOR 5 VEHICLES, GARAGE & HOME OFFICE
- LARGE, ENCLOSED REAR GARDEN
- EXCELLENT ACCESS TO SCHOOLS, AMENITIES, RAIL, ROAD & PUBLIC TRANSPORT LINKS
- CALL TAYLOR WALSH 24/7 TO VIEW!

Asking Price £230,000



Taylor Walsh Property Consultants

89a Bailgate, Lincoln, LN1 3AR

Tel: 01522 404040 | Email: lincoln@taylorwalsh.co.uk

www.taylorwalsh.co.uk



Welcome to Newark Road, North Hykeham...

Looking for more space? Families will love the spacious accommodation that this 4 bedroom home has to offer. Being situated opposite North Kesteven School, doctors surgery and being close to an excellent variety of shops, supermarkets, restaurants, public houses and recreational facilities, this home is perfectly positioned. North Hykeham also has its own train station with direct trains to Kings Cross, London. There are excellent road and public transport links too so the whole family is covered!

The superbly presented accommodation comprises of: entrance hall with under-stairs cupboard, bay fronted living room, spacious and modern kitchen diner, utility room and family bathroom. To the first floor there are 3 bedrooms, 2 being doubles. The bedroom to the top of the stairs was originally a bathroom and we understand this could easily be reinstated. To the second floor there is a great sized master bedroom with fitted wardrobes and a modern en suite shower room. The property also benefits from having uPVC double glazing and gas central heating throughout.

Outside there is a gravelled driveway for four vehicles and an extra parking space beyond the secure double gates leading to the detached garage. There is also a useful and recently modernised home office with light, power and central heating. The rear garden is a great size, being predominantly laid to lawn and being enclosed, ideal for entertaining and relaxing in.

ACCOMMODATION

Entrance Hall

Lounge: 11'5" (3.48m) Plus Bay x 13'2" (4.01m)

Kitchen Diner

Dining Area: 10'6" (3.2m) x 13'2" (4.01m)

Kitchen Area: 13'10" (4.22m) Max x 12'5" (3.78m) Max

Utility Room: 9'11" (3.02m) x 7'10" (2.39m)

Family Bathroom

First Floor Landing

Bedroom 2: 11'6" (3.51m) Max x 13'2" (4.01m)

Bedroom 3: 10'5" (3.18m) x 11'9" (3.58m)

Bedroom 4: 10'2" (3.1m) x 6'10" (2.08m)

Second Floor

Master Bedroom: 12'8" (3.86m) Max x 12'10" (3.91m) Max
with fitted wardrobes.

En-Suite Shower Room

OUTSIDE

Detached Garage

Home Office: 6'11" (2.11m) x 7'4" (2.24m)

Call Taylor Walsh 24/7 to arrange your viewing on 01522 404040!

Council Tax Band: B

EPC Rating: D

NOTE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.



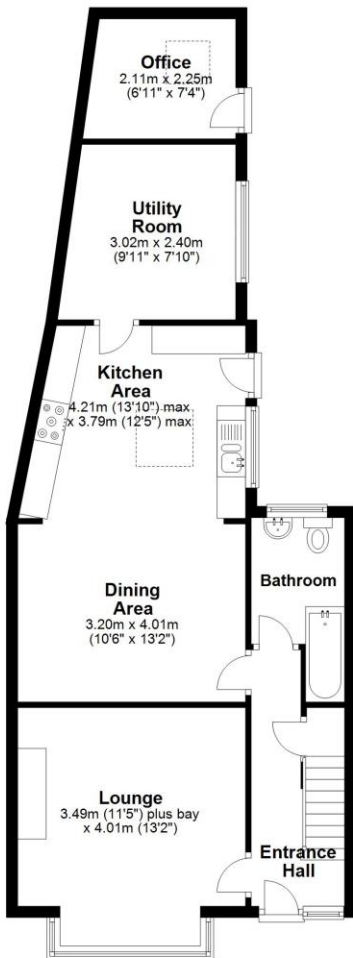
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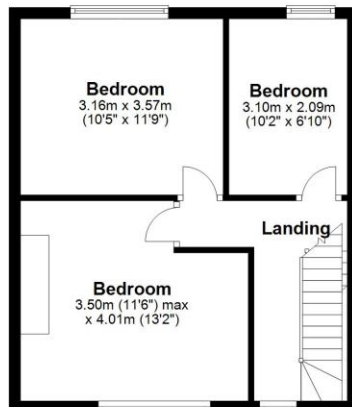
Ground Floor

Approx. 67.6 sq. metres (727.5 sq. feet)



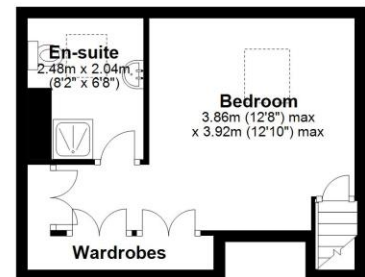
First Floor

Approx. 38.7 sq. metres (417.1 sq. feet)



Second Floor

Approx. 24.2 sq. metres (260.7 sq. feet)



Total area: approx. 130.6 sq. metres (1405.3 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.

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