



White Arches, 3 Newark Road
North Hykeham, Lincoln, Lincolnshire, LN6 8RB

£550,000

4 Bedroom Detached House

- Freehold
- Wonderful Art Deco Style Home
- PLANNING APPROVED FOR LARGE DETACHED GARAGE, WORKSHOP & OFFICE ABOVE
- Entrance Vestibule
- Family Bathroom & En Suite
- Kitchen Dining
- 26' Living Room
- Character Features
- Generous Gardens & Balcony
- EPC Rating - E, Council, Tax Band - F

Click here to access the Energy Performance Certificate for White Arches, 3 Newark Road, North Hykeham, Lincoln, Lincolnshire, LN6 8RB



Overview

A beautiful, detached family home, with planning permission granted for the construction of an additional large detached garage with workshop & office.

White Arches is a beautiful Art Deco style home, ideally positioned upon a generous corner plot in a sought-after residential area of Lincoln, close excellent local amenities, and Schooling. This outstanding property boasts light and spacious living accommodation which retains its character and charm whilst being flexible for modern living.



The property is approached via a sweeping gravelled driveway leading to an impressive Mediterranean style Porch vestibule, a large Reception Hallway is at the centre of the home, has access to a Cloakroom, doors leading to the Garden and is an excellent entertaining space or study area. The 26" Lounge boast American oak flooring and feature fireplace, The breakfast Kitchen has a Pantry, views over the garden and open plan into a Dining Area which could equally make a wonderful second Sitting Room. The first-floor landing is an ideal relaxation area with French doors leading to Balcony. The Family Bathroom has newly laid flooring and boasts a four-piece white suite. There are four generous size Bedroom two with access to Balcony's and one having an En-Suite Shower Room.

Outside the property is positioned upon a good size corner plot which provides excellent potential, to the rear there is an enclosed landscaped garden with Double Garage and Workshop.

There is planning permission approved for the construction of detached garage and garden store, which measures at 80 sqm. Details of which can be found on the NKDC planning portal Ref - 22/1672/HOUS.

Viewing is highly recommended to fully appreciate the fascinating character home.

Agent's note - We are informed by the seller that part of the land in the Southeast corner is leased from the City of Lincoln Council, on a long lease until 2048. For further information please speak to the selling agent.

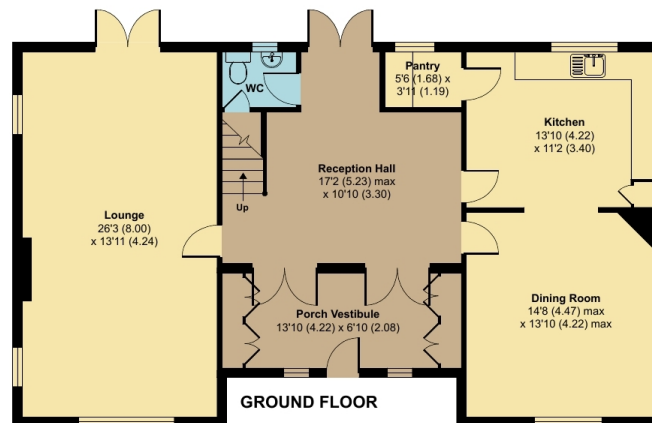
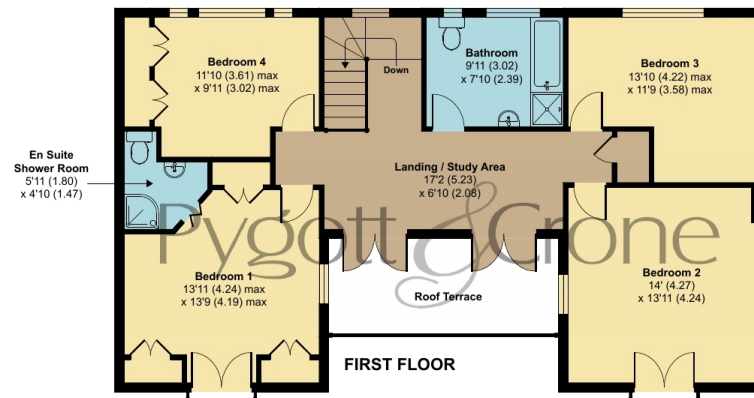
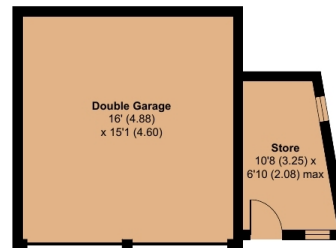




Newark Road, Lincoln, LN6

Approximate Area = 2131 sq ft / 198 sq m
 Garage = 243 sq ft / 22.6 sq m
 Outbuilding = 63 sq ft / 6 sq m
 Total = 2437 sq ft / 226.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Pygott & Crone. REF: 933940



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Location



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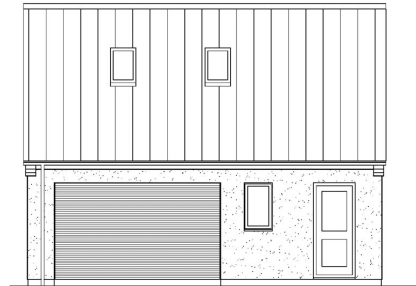


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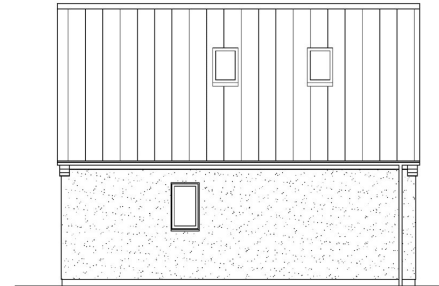


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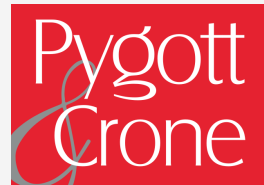


PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

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