



****TEST**** 189, Newark Road
North Hykeham, Lincoln, LN6 8QS

£370,000

3 Bedroom Detached House

- Freehold
- 1/4 Acre Well Established Gardens
- Further Development Potential S.T.P.P.
- 1920s Period Detached House
- 3 Double Beds, En Suite & Bathroom
- Open Plan Kitchen/Living/Dining Rm
- Dual Aspect Lounge & Separate Sitting Rm
- 2 Detached Garages & Gated access
- Gas CH & uPVC Double Glazing
- EPC Rating - D, Council Tax Band - D

Click here to access the Energy Performance Certificate for
TEST189, Newark Road, North Hykeham, Lincoln, LN6 8QS



Overview

TESTING.....Sitting on a 1/4 acre plot is this 1920s detached property with two detached garages. The plot is well established with lawns, established fruit trees, well maintained borders and an allotment area. Gated vehicular access to the side of the property could also provide the potential for future development of the land subject to planning permission. The main property comprises of a large open plan Living Dining Kitchen to the rear with patio door opening onto an outside entertaining area. A main Lounge has dual aspect window to the front and rear, there is a second separate Sitting Room, a spacious Hallway and Cloakroom all on the ground floor. To the first floor there are three large double Bedrooms with the principal Bedroom having En Suite and Walk in Wardrobe. There is a large 4 piece Bathroom. The property has gas central heating & uPVC double glazing. The property has huge potential for a buyer to extend or develop to their own design. Agent's Note:- In accordance with the Estate Agents Act 1979 it should be noted that the vendor is relative of an employee of Pygott & Crone and a personal interest is hereby declared.





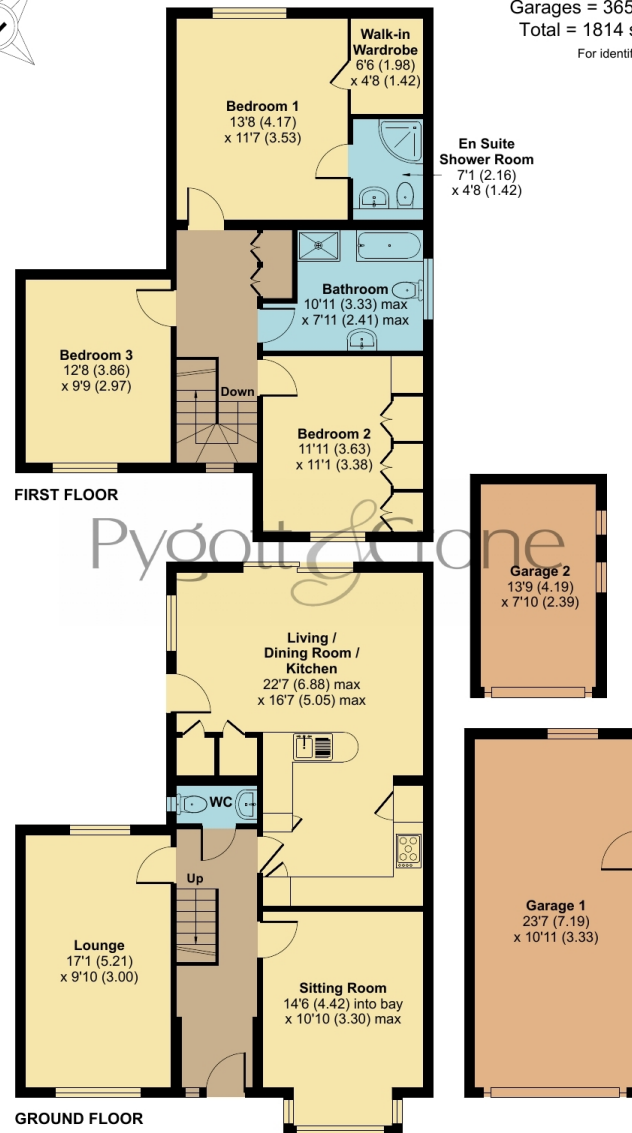
North Hykeham, Lincoln, LN6

Approximate Area = 1449 sq ft / 134.6 sq m

Garages = 365 sq ft / 33.9 sq m

Total = 1814 sq ft / 168.5 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: 938760



Location



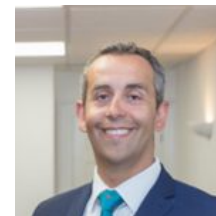
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is on the market with our branch
