



11 Gleedale

North Hykeham, Lincoln, Lincolnshire, LN6 8PN

£425,000

## 5 Bedroom Detached House

- Freehold
- Extensive Detached Family Home
- Five Double Bedrooms
- Four Piece Family Bathroom + Wet Room
- Two Reception Rooms
- Generous Driveway Parking & Garage
- Spacious Non-Overlooked Rear Garden
- Highly Sought After Location
- EPC Rating - C Council Tax Band - C

[Click here to access the Energy Performance Certificate for 11 Gleedale, North Hykeham, Lincoln, Lincolnshire, LN6 8PN](#)



## Overview

Pygott and Crone are delighted to present for sale this impressive and well-maintained detached family residence, offering five double bedrooms and located in the sought-after Gleedale area of North Hykeham.

The accommodation is generously proportioned and briefly comprises: entrance hallway, lounge, separate dining room, spacious kitchen/diner, utility room, ground floor WC and integral garage. To the first floor there is a landing giving access to five double bedrooms, including a modern ensuite wet room to the principal bedroom, along with a family bathroom.



Externally, the property boasts a large frontage providing off-road parking for multiple vehicles in addition to the garage. To the rear is a particularly generous enclosed garden, predominantly laid to lawn with a patio area, ideal for outdoor entertaining. Further benefits include uPVC double glazing throughout and gas central heating.

Gleedale is well positioned to the south of Lincoln and is conveniently located for a wide range of local amenities, including primary and secondary schools such as North Kesteven School and Robert Pattinson Academy. The area also offers nearby shops, supermarkets, public houses and a leisure centre. Excellent transport links are available by both road and rail, with Hykeham railway station close by and easy access to the A46, providing connections to Newark and mainline services to London and other major cities.







## Location



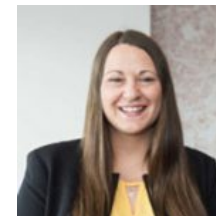
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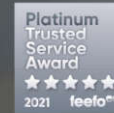
**Gleedale, North Hykeham, Lincoln, LN6**

Approximate Area = 1783 sq ft / 165.6 sq m  
 Garage = 131 sq ft / 12.2 sq m  
 Total = 1914 sq ft / 177.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richscm 2020. Produced for Pygott & Crone. REF: 1397055



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is on the market with our Lincoln branch

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