



49 Richmond Drive
North Hykeham, Lincoln, Lincolnshire, LN6 8QY

Offers in excess of
£400,000

4 Bedroom Detached House

- Freehold
- EPC Rating - A -very energy-efficient home with low running costs and minimal environmental impact
- Fully owned 4kW solar panel system benefiting from Feed-in Tariff
- Extended detached house
- Ample driveway parking with electric charger
- Four well proportioned bedrooms
- Ensuite and family bathroom
- Highly sought after location
- Integral garage
- Council Tax Band - D, No Management Fees

[Click here to access the Energy Performance Certificate for 49 Richmond Drive, North Hykeham, Lincoln, Lincolnshire, LN6 8QY](#)



Overview

Richmond Drive is an impressive extended four-bedroom detached family home, ideally positioned within a sought-after residential area of North Hykeham. Beautifully presented throughout, the property offers generous and versatile living accommodation, perfectly suited to modern family life.

The ground floor offers three reception rooms, including an impressive rear extension that creates a bright and inviting entertainment space, ideally suited to a pool table or alternative family uses. You further benefit from a well-appointed kitchen and convenient WC, whilst also having access to the integral utility room/garage.

Upstairs, four well-proportioned bedrooms provide comfortable accommodation for growing families, complemented by an ensuite shower room to the main bedroom and modern family bathroom.



A standout feature of this home is its exceptional energy efficiency, boasting an EPC A rating which helps to keep running costs low while reducing environmental impact. The property also benefits from a fully owned 4kW solar panel system with both Feed-in Tariff and export tariff payments in place, currently generating an income in excess of £1,000 per annum until October 2033.

Externally, the property enjoys a private driveway, integral garage, and enclosed rear garden, creating an ideal space for families and outdoor entertaining. You also have 7.4kW electric vehicle charging point, under warranty until September 2028, and ultrafast fibre broadband connectivity via EE, making the home ideally suited for remote working.

The property is conveniently located within easy reach of a wide range of local amenities, highly regarded schools, supermarkets, and leisure facilities, while also offering excellent transport links into Lincoln city centre and surrounding areas. North Hykeham railway station and nearby road connections provide convenient commuting options, making this an ideal location for families and professionals alike.







Richmond Drive, North Hykeham, Lincoln, LN6

Approximate Area = 1391 sq ft / 129.2 sq m

Garage = 46 sq ft / 4.2 sq m

Total = 1437 sq ft / 133.4 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). © nrichcom 2026. Produced for Pygott & Crone. REF: 1467441



Location



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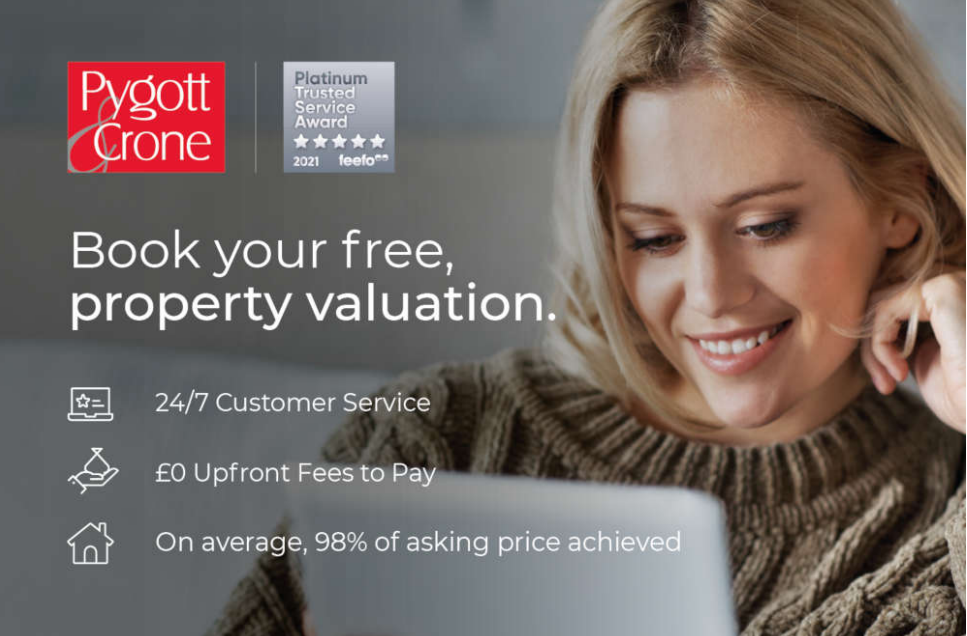






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is on the market with our Lincoln branch

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