



35 Water Lane
North Hykeham, Lincoln, Lincolnshire, LN6 9QT

Offers Over
£350,000

3 Bedroom Detached Bungalow

- Freehold
- Three double bedrooms
- Fully renovated to an excellent standard
- Unique and significant development opportunity
- Ensuite shower room and contemporary bathroom
- Private driveway and detached garage
- Highly sought after location
- Set in 1/3 acre plot (sts)
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 35 Water Lane, North Hykeham, Lincoln, Lincolnshire, LN6 9QT](#)



Overview

An exceptional opportunity to acquire a fully renovated and immaculately presented three-bedroom detached bungalow set in 1/3 of an acre (sts), occupying a generous and highly desirable plot in the popular residential area of North Hykeham.

The property has been completely refurbished to a high standard throughout, offering stylish, modern accommodation that is ready for immediate occupation. The well-proportioned internal layout provides comfortable and flexible living space. This includes three bedrooms, with the main bedroom benefitting from an en-suite shower room, alongside a contemporary family bathroom serving the remaining bedrooms.



Externally, the bungalow enjoys a private driveway providing ample off-road parking, together with a detached garage. A standout feature of the property is the excellent plot size, which not only provides attractive outdoor space but also offers a significant development opportunity, with outlined planning consent in place for two additional bungalows (subject to the usual conditions). Set within the garden is a flexible outbuilding offering a range of potential uses, from workspace to leisure or storage

Situated close to local amenities, reputable schooling, transport links, and the city of Lincoln, this is a rare chance to purchase a beautifully finished home with substantial future potential.

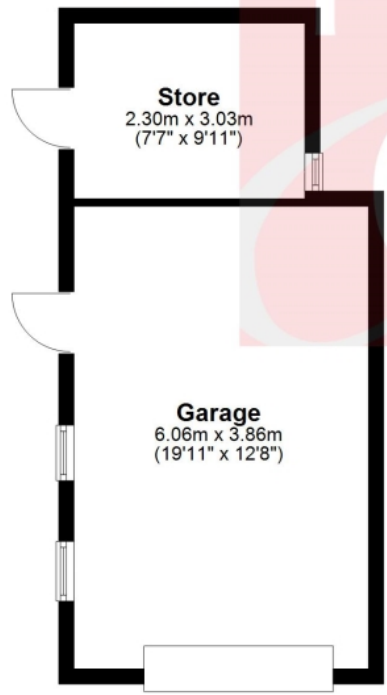




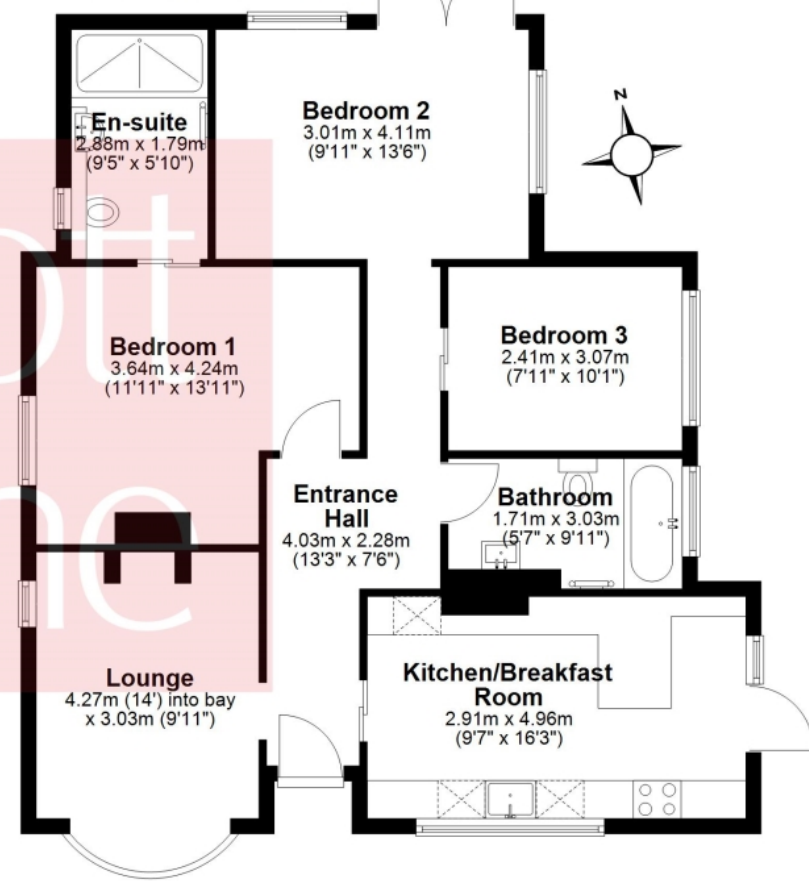
Outbuilding to Rear
Approx. 43.3 sq. metres (466.1 sq. feet)



Outbuilding to Rear Right
Approx. 30.7 sq. metres (330.0 sq. feet)



Ground Floor
Approx. 82.2 sq. metres (885.0 sq. feet)



Total area: approx. 156.2 sq. metres (1681.0 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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35 Water Lane, North Hykeham, Lincoln, Lincolnshire, LN6 9QT

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is on the market with our Lincoln branch

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