



10 Birch Close

North Hykeham, Lincoln, Lincolnshire, LN6 8LR

£200,000

3 Bedroom Semi-Detached House

- Freehold
- Semi Detached House
- 3 Bedrooms
- Driveway & Garage
- Family Bathroom
- Fitted Kitchen
- Highly Sought After Location
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 10 Birch Close, North Hykeham, Lincoln, Lincolnshire, LN6 8LR](#)



Overview

Pygott & Crone are delighted to present this well-proportioned three-bedroom semi-detached family home, ideally situated in the highly sought-after area of North Hykeham and offered for sale with no onward chain.

The accommodation briefly comprises an inviting entrance hallway, a fitted kitchen, a spacious lounge, and a ground floor bathroom. To the first floor are three generously sized bedrooms, providing comfortable living space for families, first-time buyers, or investors alike.

Externally, the property benefits from a driveway offering ample off-street parking, leading to a detached single garage. To the rear is a generous, enclosed garden, providing an ideal space for children to play, outdoor entertaining, or simply relaxing.

Occupying a convenient position on Birch Close, the property is within easy walking distance of a wide range of local amenities, including shops, supermarkets, schools, pubs, regular bus services, and the Forum Shopping Centre. North Hykeham Train Station is also just a short drive away, providing excellent transport links for commuters.





Birch Close, North Hykeham, Lincoln, LN6

Approximate Area = 802 sq ft / 74.5 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 967 sq ft / 89.8 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). © nchecom 2026. Produced for Pygott & Crone. REF: 1493985



Location



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is on the market with our Lincoln branch

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