



5 Dorchester Way
North Hykeham, Lincoln, Lincolnshire, LN6 9HH

Offers Over
£475,000

5 Bedroom Detached House

- Freehold
- South Facing Corner Plot
- 5 Bedrooms with 2 x En-suites, Family Bathroom
- Recently fitted Open Plan Living Kitchen
- Central Island for dining, 3 ovens & Built in Appliances.
- Double Garage ideal for Cars/Gym/Workshop
- Dual Aspect Lounge with French Doors
- 2 x ground floor Cloakrooms/WCs & Utility Roomn
- Great Location for schools, Public Transport & Ammenities
- EPC Rating - C, Council Tax Band - E

Click here to access the Energy Performance Certificate for 5
Dorchester Way, North Hykeham, Lincoln, Lincolnshire, LN6 9HH



Overview

Positioned perfectly on a south facing corner plot opposite a local park, 5 Dorchester Way is a commanding five-bedroom detached residence that effortlessly balances high-end modern luxury with everyday practical family living. Sitting on an enviable, generous corner plot with a private, partially walled south-facing garden, this home has been meticulously designed for both busy family life and grand-scale entertaining.

Step into the heart of the property—a spectacular, recently refitted open-plan kitchen and living area. Designed for the modern chef and social gatherings alike, it features a central island with dining area and an integrated hob, further features include an impressive suite of three built-in ovens, a built-in dishwasher, and integrated fridge-freezer.

Designed for Entertaining: Practicality meets hosting perfection. The ground floor boasts two cloakrooms/WCs—one positioned welcomingly off the front entrance hall, and a second clever guest WC situated off the rear utility room, perfectly placed for indoor-outdoor living and summer barbecues.

Dorchester Way, North Hykeham, Lincoln, LN6
 Approximate Area = 1790 sq ft / 166.2 sq m (excludes void)
 Garage = 280 sq ft / 26 sq m
 Total = 2070 sq ft / 192.2 sq m
 For identification only - Not to scale



Space & functionality: A huge dual aspect lounge with French doors onto the garden, and a separate, dedicated utility room offers seamless internal access to the large double garage. Whether you want to park your cars, house a premium home gym, or create a vast workshop, this flexible space delivers.

Upstairs features five brilliant bedrooms with an abundance of sleek, built-in wardrobes. The layout offers maximum convenience with three bathrooms: a luxurious primary bedroom en-suite, a dedicated guest en-suite, and a separate family bathroom.

The Outdoors: The wrap-around corner plot ensures maximum curb appeal, while the rear features a private, partially walled, south-facing garden—flooded with sunshine all day long and acting as the perfect safe haven for children and pets.

Location is everything. Situated in the highly sought-after area of North Hykeham, the property sits adjacent to an open park space right from your front door. The property falls within the catchment area of highly regarded local schools and sits just moments away from excellent public transport links and superb local amenities.







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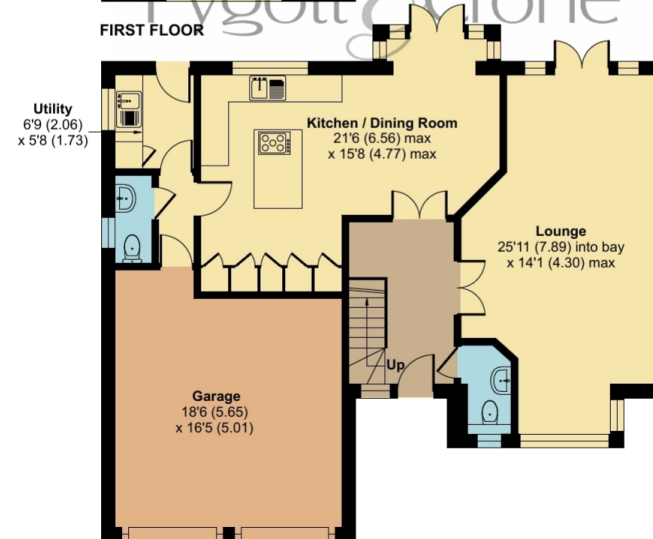
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FIRST FLOOR



GROUND FLOOR



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: 1496498



Location



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is on the market with our Lincoln branch

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