



Dorchester Way, North Hykeham

Lincoln, Lincolnshire, LN6 9HH

£530,000



Immaculate Detached House situated in a cul de sac position within the popular area of North Hykeham. Overlooking green space the accommodation on the ground floor comprises Entrance Hall, Lounge, Dining/Family Room, Office, Dining Kitchen, Utility Room and Cloak Room. On the first floor there are Five Bedrooms with Two Bedrooms boasting Ensuite facilities and a main Shower Room. Outside there are Gardens to the front and rear with double driveway leading to the Detached Double Garage.

Entrance Hall



Door to front aspect, stairs to first floor, radiator, laminate flooring and built in storage cupboard with a front aspect window and radiator.

Cloak Room

Window to front aspect. Low level wc, wash hand basin, heated towel rail and extractor fan.

Lounge

20'11 x 11'6 (6.38m x 3.51m)



Window to front aspect and French doors to rear aspect. Radiator, gas fire set into decorative surround and coving to ceiling.

Dining Room/Family Room 14'7" x 10'11" (4.45m x 3.33m)



French doors and windows to rear aspect, radiator, coving to ceiling and laminate flooring.

Dining Kitchen

21' x 15'1 (6.40m x 4.60m)



Windows to both front and side aspects and door to rear aspect. Fitted with a range of base and wall units with work surfaces over and island feature. Integrated appliances include range cooker, induction hob with extractor hood over, dishwasher and fridge freezer. Radiator and coving to ceiling.

Dining Area



Office

11'6 x 8'2 max (3.51m x 2.49m max)



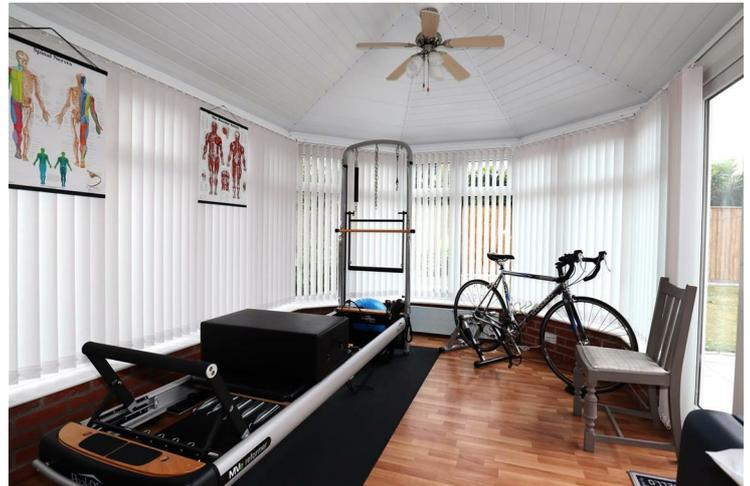
Kitchen Area



Windows to front and side aspects, radiator and coving to ceiling.

Conservatory

13'8" x 10'0" (4.17 x 3.05)



Utility Room

8'0" x 7'1" (2.46 x 2.18)



Brick & uPVC construction. French doors to side aspect and laminate flooring.

First Floor Landing



Window to rear aspect, built in storage cupboard housing hot water cylinder.

Bedroom One
14'7 x 10'5 (4.45m x 3.18m)



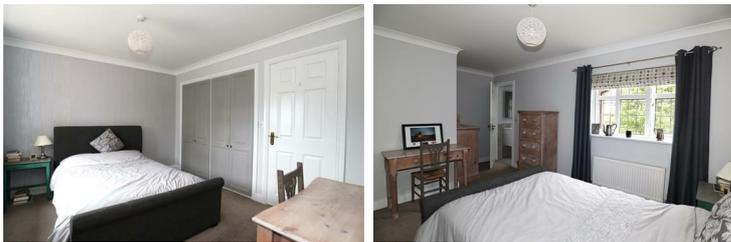
Two windows to rear aspect, two radiators, coving to ceiling and built in wardrobes.

Ensuite to Bedroom One
10'2 x 6'6 (3.10m x 1.98m)



Window to side aspect. Being fully tiled and fitted with a modern white suite comprising low level wc, wash hand basin and vanity unit, panelled bath with mixer tap and shower cubicle with wall mounted shower appliance. Extractor fan and heated towel rail.

Bedroom Two
11'9 x 10'3 (3.58m x 3.12m)



Window to front aspect, radiator, coving to ceilings and built in wardrobes.

Ensuite to Bedroom Two
7' x 6'8 (2.13m x 2.03m)



Window to front aspect. Fitted with a low level wc, wash hand basin with vanity unit and shower cubicle. Tiled flooring, part tiled walls, heated towel rail, coving to ceiling and extractor fan.

Bedroom Three
11'5 x 10'3 (3.48m x 3.12m)



Window to front aspect, radiator, coving to ceilings and built in wardrobes. Loft access.

Bedroom Four
10'2" x 8'3" (3.12 x 2.54)



Window to rear aspect, radiator and coving to ceiling.

Bedroom Five
8'3" x 7'1" (2.51m x 2.16m)



Window to rear aspect, radiator and coving to ceiling.

Shower Room
7' x 7' (2.13m x 2.13m)



Window to front aspect. Fitted with a modern white suite

comprising low level wc, wash hand basin with vanity unit and shower cubicle. Tiled flooring, part tiled walls, heated towel rail and extractor fan.

Outside



To the front of the property a double driveway leads to the detached double garage. There are lawned areas with established planting and flowers. Gated side access leads to the enclosed rear garden which is lawned with a paved seating area.

Detached Double Garage
16'8" x 15'10" (5.1 x 4.83)

With twin up and over doors, pitched roof and power and lighting.

Rear Aspect



Agents Note

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GROUND FLOOR
1081 sq.ft. (100.4 sq.m.) approx.



1ST FLOOR
916 sq.ft. (85.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1997 sq.ft. (185.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(81-91) B			
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