



**44 Lincoln Road**  
North Hykeham, Lincoln. LN6 8HB

**BELL**



## 44 Lincoln Road North Hykeham

This is a good sized three bedroom detached bungalow (GIFA 990 ft<sup>2</sup> / 92 m<sup>2</sup>), in need of a very comprehensive scheme of modernisation, refurbishment and repair, standing in surprisingly large grounds of 0.33 of an acre (sts) in this popular residential area of North Hykeham.

We are informed by sellers independent planning consultants, that the overall size of the ground affords for significant extension and redevelopment of the existing bungalow, as well as potential for the erection of additional residential dwellings within the grounds to the rear, all subject to planning and other consents. Please contact the agents for more information.

### ACCOMMODATION

The property is entered at the front via uPVC double glazed feature panel door into the **Front Porch** with wooden single glazed obscure door to:

**Hallway** with radiator, access to loft space and power point. Door to:

**Bedroom 2** with uPVC double glazed window to the front aspect; radiator and power points.

**Bedroom 1** with uPVC double glazed window to the rear aspect; radiator, vanity sink area and power points.

**Bedroom 3** with uPVC double glazed window to the rear aspect; radiator, vanity sink area and power points.

**Bathroom** having enamel bath with shower over, pedestal wash hand basin and low level WC. uPVC double glazed obscure window to the rear aspect; and radiator.

**Lounge Diner** having two uPVC double glazed windows to the front aspect; feature brick fireplace, two radiators and power points. Door to:



**Kitchen** having tiled floor, base and wall units, radiator, boiler, access to loft space and power points. uPVC double glazed window to rear aspect with uPVC double glazed door to:

**Lean-to Structure** with dwarf brick wall, part glazing, polycarbonate roofing, wooden door to the side aspect.

#### OUTSIDE

The front garden is approached via a pair of sturdy wrought iron style feature gates over a tarmac driveway leading to the side of the property and on via a further pair of gates towards the tandem length **Garage** comprising garage area and two workshops. Having a selection of mature trees and shrubs and a paved and gravel caravan storage area.

The rear garden is enormous and has multiple areas, all rather overgrown with pathways, former shed bases, mature trees and mature hedging. The boundaries are a mixture of walling, hedging and fencing.

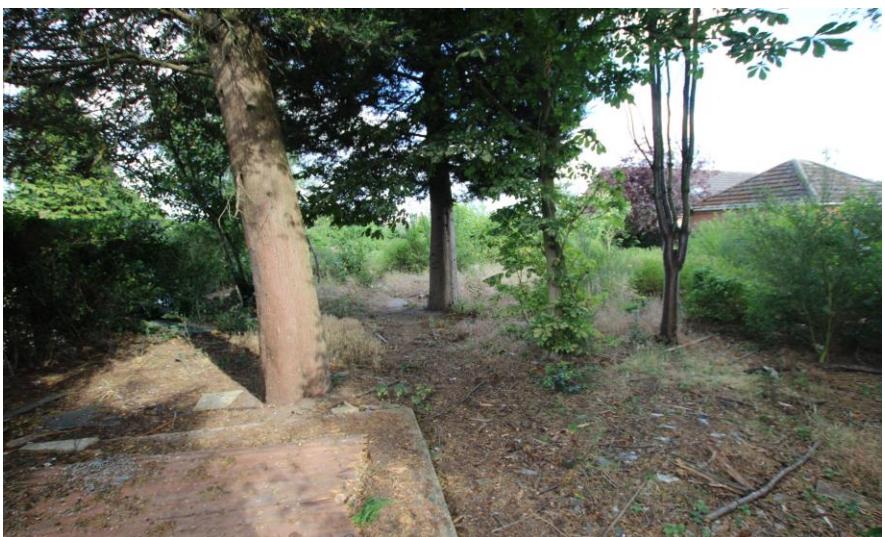
**Important Notice:** The property is to be sold with an overage/clawback agreement on the property as regards any future additional separate residential development within the grounds. Please contact the agents for more information.

For more information as regards the development/planning potential for this property contact Ricky Newton, Lincs Design Consultancy Tel: 01507 611155

Email: [ricky@lincsdesignconsultancy.co.uk](mailto:ricky@lincsdesignconsultancy.co.uk)  
Website: [www.lincsdesignconsultancy.co.uk](http://www.lincsdesignconsultancy.co.uk).

#### THE AREA

North Hykeham offers a very good range of shopping and social amenities for families, including well respected primary and secondary schools, leisure centre, theatre, supermarkets and superstores, pharmacy, medical and dentist practices, restaurants and takeaways and even its own railway station. There are good routes out to Lincoln City centre and the nearby A46 dual carriageway provides quick and easy access out to the A1 and Newark with its high-speed rail link to London Kings Cross.



#### DISCLAIMER

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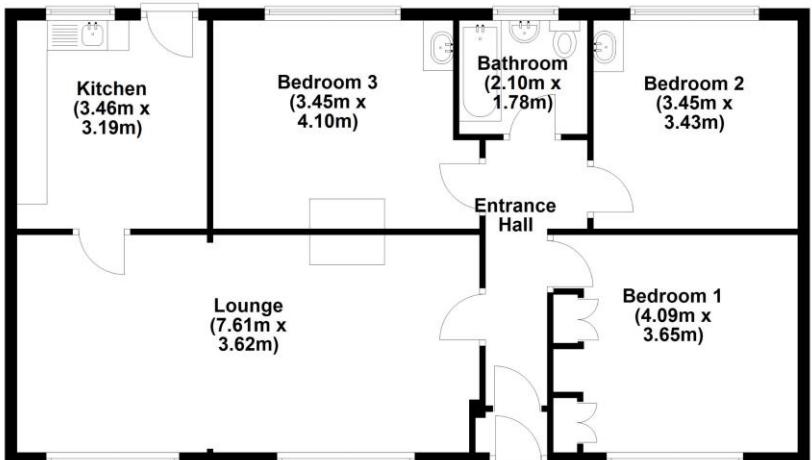
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#### Ground Floor

Approx. 93.9 sq. metres (1010.5 sq. feet)



Total area: approx. 93.9 sq. metres (1010.5 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
 Plan produced using PlanUp.

North Kesteven District Council – Tax band: C

ENERGY PERFORMANCE RATING: D

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln Office...

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