



**St. Hilarys Close, North Hykeham, Lincoln**

**Asking Price £245,000**

  
**MARTIN&CO**



# St. Hilarys Close, North Hykeham, Lincoln

Bungalow - Detached  
3 Bedrooms, 1 Bathroom

Asking Price £245,000

- Detached Bungalow
- Generous Plot
- Driveway Parking with Single Garage
- Full Length Conservatory
- Bay Fronted Living Room
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b>	
(61-81) <b>B</b>	
(39-60) <b>C</b>	
(15-38) <b>D</b>	
(9-14) <b>E</b>	
(1-8) <b>F</b>	
(0-3) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



Three bedroom detached bungalow occupying a generous plot within a mature cul-de-sac setting in North Hykeham. Comprising internally of kitchen, bay fronted living room, three bedrooms, shower room and a full length conservatory. Externally offering driveway parking, gardens and garage. No onward chain.

North Hykeham is situated to the south of the city, benefitting from a range of amenities including schooling of all ages, supermarkets, doctors' surgery, shops and much more. Regular bus service operates into Lincoln city centre with road and rail links also nearby.

EPC Rating - D  
Council Tax Band - C  
Tenure - Freehold

#### Entrance Hall

PVC entrance door, carpet flooring, radiator, pendant fitting, Danfoss thermostatic control and an airing cupboard housing the hot water cylinder. Access to the loft is obtained via a fitted pull down ladder.

#### Living Room

15'10" x 11'11"

PVC bay window to the front aspect, carpet flooring, light fitting, radiator and a gas fire with hearth and surround.





#### Kitchen

10'11" x 10'1"

Base and eye level units with laminated work surfaces, tiled splash back and an inset stainless steel sink and drainer. Fitted double oven and gas hob, space for an under counter fridge plus further space and plumbing for a washing machine. PVC front window with a PVC door and window to the side, tiled flooring, radiator, fluorescent lighting, wall mounted Ideal heat only boiler and an extractor fan. Mains consumer unit and both the electric and gas meters are housed within a base unit.

#### Shower Room

8'10" x 6'5" (max measurements).

Low level WC, vanity wash basin and a corner cubicle housing the electric power shower. Tiled flooring, PVC side window, light fitting and a radiator.

#### Bedroom

11'10" x 10'11"

PVC window to the rear, carpet flooring, pendant fitting and a radiator.

#### Bedroom

8'9" x 6'4"

PVC window to the rear, carpet flooring, pendant fitting and a radiator.

#### Bedroom

11'10" x 8'11"

Double glazed patio doors to the rear leading to the conservatory, carpet flooring, pendant fitting and a radiator.

#### Conservatory

24'7" x 9'2"

Part PVC, part brick construction with tiled flooring, wall lighting and a radiator. French doors and side door both lead out to the rear garden.

#### Garage

18'3" x 7'9"

Up and over door to the front with a rear personnel door and window, light and power.

#### Outside

To the front is a gravelled garden with decorative stone work, gated access to the rear on both sides and a concrete driveways suitable for multiple vehicles to park off road.

The rear boasts a generous West Facing garden, being mostly laid to lawn with an extended patio area, mature planted beds and borders, two apple trees, plus two greenhouses and a garden shed that are included within the sale.

#### Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.











Approximate total area<sup>m</sup>

107 m<sup>2</sup>  
1152 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.