



Trevose Drive, North Hykeham

Asking Price £325,000


MARTIN&CO

Trevose Drive, North Hykeham

Bungalow - Detached
3 Bedrooms, 1 Bathroom

Asking Price £325,000

- Large Corner Plot
- Detached Bungalow
- 3 Bedrooms
- EPC - D
- Council Tax Band - C
- Fen Lane Area
- Freehold
- No Onward Chain



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Description

Spacious three bedroom detached bungalow occupying a generous corner plot in the desirable Fen Lane area of North Hykeham. Sold with no onward chain.

Set on a desirable corner plot in the popular area of North Hykeham, this three-bedroom detached bungalow offers spacious, flexible living and excellent outdoor space perfect for families, couples, or downsizers alike.

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 Porch
3'10" x 4'0"
Double glazed UPVC front door and carpet flooring.

Hallway
3'11" x 20'4"
One radiator, carpet, glazed internal porch door, 2x wall light fittings, loft hatch, Accenta alarm system, one ceiling globe light fitting



Living Room
12'4" x 17'3"

Large radiator, gas fire with mantle surround and marble effect hearth, light fitting to ceiling, carpet floor,

Dining Room
7'8" x 9'4"

Carpet flooring, radiator, built in storage cupboard, patio doors into sun room. Spot lights to kitchen end and light fitting

Kitchen
15'9" x 12'5"

Base and eye level cupboards. Integrated fridge freezer, gas hob, stoves gas cooker, stainless steel one and half sink with mixer tap, laminate work surface. Window to rear overlooking rear garden, fitted extractor fan above hob.

Utility Room
8'1" x 6'6"

Ideal heat only boiler, fitted work surface, plumbing available for washing machine and dishwasher, built in storage

WC
6'3" x 2'4"

Low level wc, porcelain wall mounted basin, vanity cupboard

Sunroom
19'11" x 8'3"

Part brick, double glazed windows and patio doors leading to the garden, glass roof, 3x wall light fittings

Bedroom
9'10" x 12'8"

Large radiator, gas fire with mantle surround and marble effect hearth, light fitting to ceiling, carpet floor, Spot lights to ceiling

Bedroom
9'10" x 10'4"

Radiator, carpet flooring, window to rear looking into sun room

Bedroom
9'4" x 6'3"

Radiator, pendant light fittings, wood effect laminate flooring window to rear looking into sunroom

Bathroom
7'10" x 7'4"

Recently refurbished wet room with low level wc, modern ladder style chrome radiator, large composite sink with storage below, mixer shower, hand rails fitted to walls, airing cupboard, 2x windows fitted with privacy glass

Garage
8'6" x 17'3"

Electric door, service door into conservatory, consumer unit, electric meter concrete floor, window to side aspect, upvc side entrance door

Outside

Enjoy a lovely rear garden complete with a neat lawn, sunny patio area, and colourful flower borders. There's a shed for extra storage and a handy side gate for easy access.

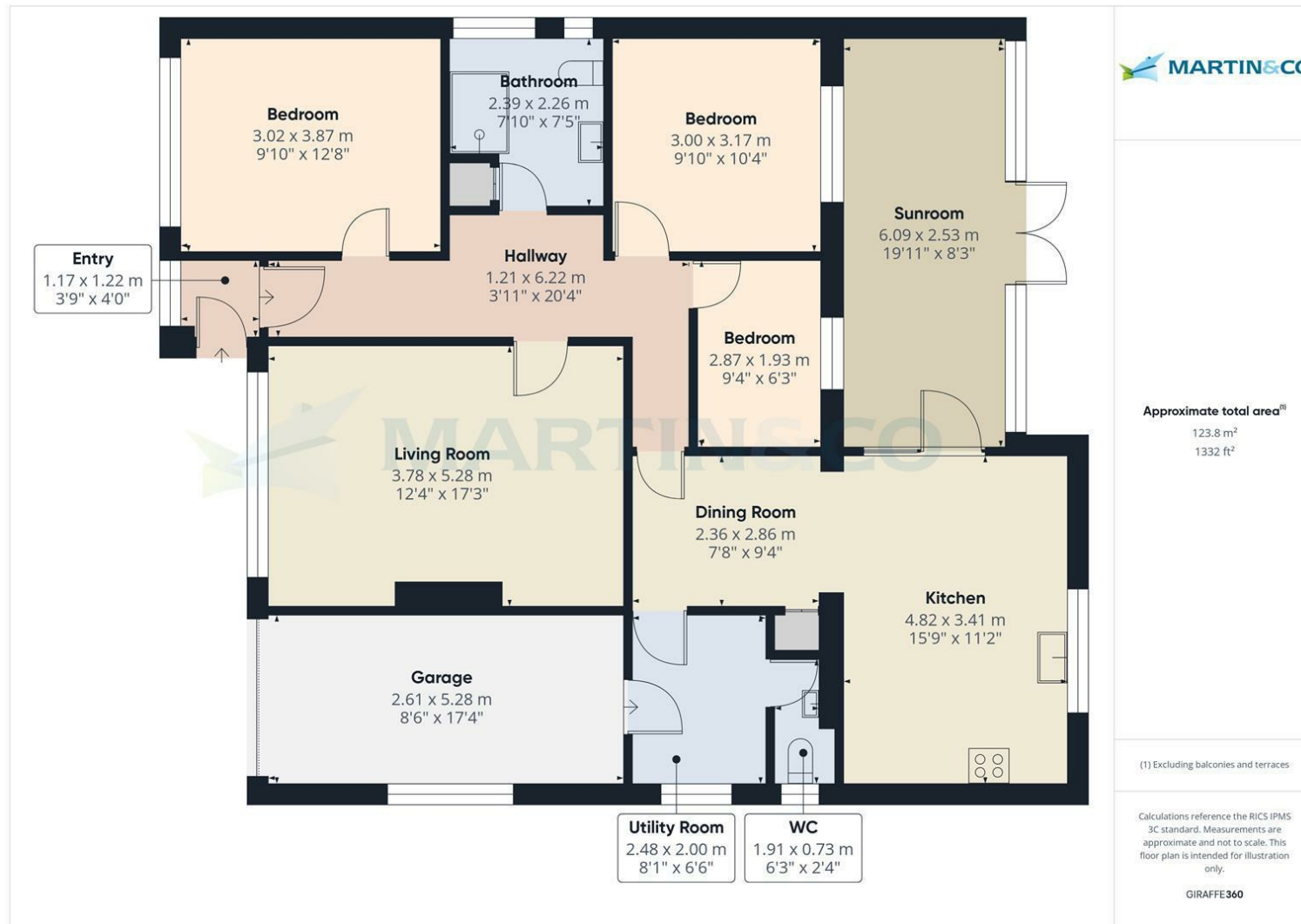
Double drive leading to garage door and property entrance.

Set on a large corner plot, the property features front and side gardens mainly laid to lawn, together with a hard-standing patio area providing space for outdoor seating or dining. A glass greenhouse is positioned on the hard standing, ideal for gardening enthusiasts. The hard standing has a drop curb ideal for a mobile home. Mature trees and bushes line the boundaries,

offering privacy and greenery, with attractive border plants adding to the kerb appeal at the front of the property.

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.



Martin & Co Lincoln Sales

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6

8HW

01522 503727 . lincoln@martinco.com

01522 503727

<http://www.martinco.com>



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.