



Furnace Close, North Hykeham, Lincoln

Asking Price £170,000


MARTIN&CO

Furnace Close, North Hykeham,
Lincoln

House - End Terrace
2 Bedrooms, 1 Bathroom

Asking Price £170,000

- Ideal First Time or Investment Purchase
- End of Terraced Property
- Driveway Parking for Two Vehicles
- Open Plan Living
- Enclosed Rear Garden
- 2018 Build
- Leasehold, 993 Years Remaining
- Ground Rent - £150PA
- Service Charge - £145PA
- Council Tax - A / EPC Rating - B



Two bedroom end terrace home making for an ideal first time or investment purchase situated off Station Road in North Hykeham. Comprising internally of an entrance hall, open plan kitchen and lounge, cloakroom, two double bedrooms and a bathroom. Driveway parking for two vehicles and enclosed garden.

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 - B
Council Tax Band - A
Tenure - Leasehold

Draft Particulars
PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

Entrance Hall
Stairs rising to the first floor.



Kitchen

Base and eye level units with a roll edge worksurfaces including a breakfast bar area and an inset stainless steel sink and drainer. Fitted oven, gas hob with extractor over, space and plumbing for a washing machine with further space for a fridge freezer. PVC window to the front aspect and a light fitting.

Lounge

PVC French doors to the rear aspect, two radiators and a pendant fitting,

Stairs / Landing

Bedroom

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

Bathroom

Low level WC, pedestal wash basin and a panel bath. PVC window to the side and a light fitting.

Bedroom

Two PVC windows to the front aspect, radiator and a pendant fitting.

Outside

To the front is a tarmac and gravelled driveway for two

vehicles to park off road. The rear offers an enclosed rear garden being mainly laid to lawn.

Leasehold Information

Lease Remaining - 993 Years Remaining

Ground Rent - £150.00 per annum

Service Charge - £145.00 per annum

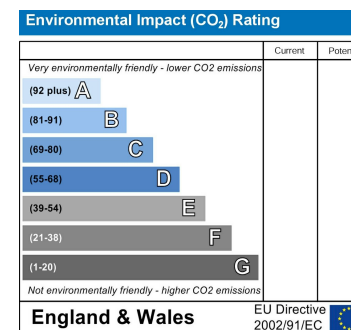
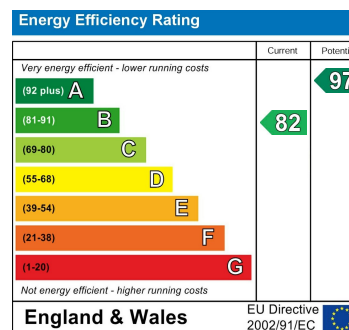
Review Period - annually

This information has been provided by the vendor and must not be relied upon or taken as accurate.

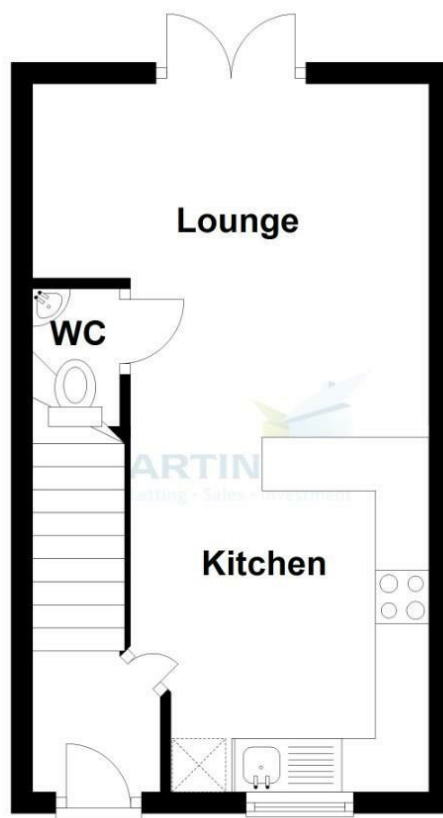
Purchasers must satisfy themselves in this respect.

Fixtures & Fittings.

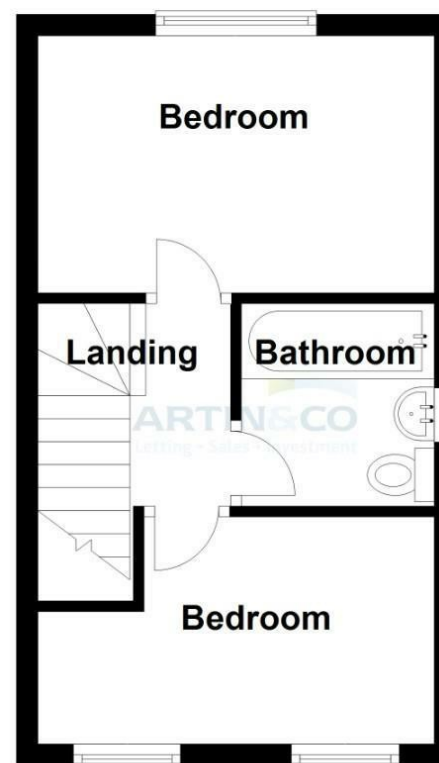
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these 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.



Ground Floor



First Floor



The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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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.