



Meadow Close, North Hykeham, Lincoln

Asking Price £269,500

MARTIN & CO

Meadow Close, North Hykeham,
Lincoln

Bungalow - Detached
3 Bedrooms, 1 Bathroom

Asking Price £269,500

- Detached Bungalow
- Cul-De-Sac Position
- Four Piece Bathroom
- Modern Fitted Kitchen
- Spacious Living Room with Separate Dining Room
- Conservatory
- Driveway Parking and Attached Garage
- Front and Rear Gardens
- No Onward Chain
- Tenure - Freehold / EPC Rating - D / Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(71-80)	C		
(61-70)	D		
(51-60)	E		
(41-50)	F		
(1-40)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(91-100)	A		
(81-90)	B		
(71-80)	C		
(61-70)	D		
(51-60)	E		
(41-50)	F		
(1-40)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Three bedroom detached bungalow situated in North Hykeham within a quiet cul-de-sac setting. Comprising internally of an entrance hall, three bedrooms, four piece bathroom, living room, dining room, kitchen and conservatory. Front and rear gardens, driveway parking and an attached 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

Composite front door, carpet flooring, radiator, light fitting, thermostatic dial, access to the loft and an airing cupboard housing both the Ideal boiler and hot water cylinder.

Bedroom

11'11" x 10'11"

PVC window to the front, carpet flooring, pendant fitting and a radiator. Freestanding furniture to be included within the sale.



Bedroom
10'10" x 8'4"

PVC window to the side, carpet flooring, pendant fitting, radiator and fitted wardrobes with freestanding matching bedside table.

Bedroom
10'11" x 8'10"

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

Bathroom
8'3" x 5'1"

Four piece suite comprising of a low level WC, pedestal wash basin, panel bath and a single cubicle housing the electric Mira shower. PVC rear windows, vinyl flooring, heated towel rail, spot lit ceiling and extractor.

Living Room
21'7" x 12'1"

PVC bow window to the front aspect, PVC side window, carpet flooring, two light fittings and two radiators plus a gas fire with hearth and surround.

Dining Room
9'10" x 8'10"

Wood effect laminate flooring, pendant fitting, radiator, fuse box and sliding patio doors leading to the conservatory.

Kitchen
8'7" x 8'2"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fully fitted to include an electric oven, gas hob with extractor over, integrated fridge freezer and a washer dryer. PVC door and window to the front with a further PVC window to the rear, tile effect vinyl flooring and a light fitting.

Conservatory
9'4" x 8'7"

Part brick, part PVC construction with French doors leading to the garden, tiled flooring and wall lighting.

Garage

21'7" x 8'6"

Electric roller door to the front with a side wooden personnel door and PVC window, light and power.

Outside

The front garden is mostly laid to lawn with mature planted borders and a concrete driveway leading to the garage, suitable for multiple vehicles to park off road. Beyond the side gate is a small enclosed patio area with planted bushes and security lighting which leads further round to the rear garden gate. To the rear is a fully enclosed garden to include laid lawn, mature planted borders and a raised patio seating area.

Further benefiting from outside lighting and a water supply.

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⁽¹⁾
110.3 m²
1186 ft²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.