



**Furnace Close, North Hykeham, Lincoln**

**Asking Price £153,750**

  
**MARTIN&CO**

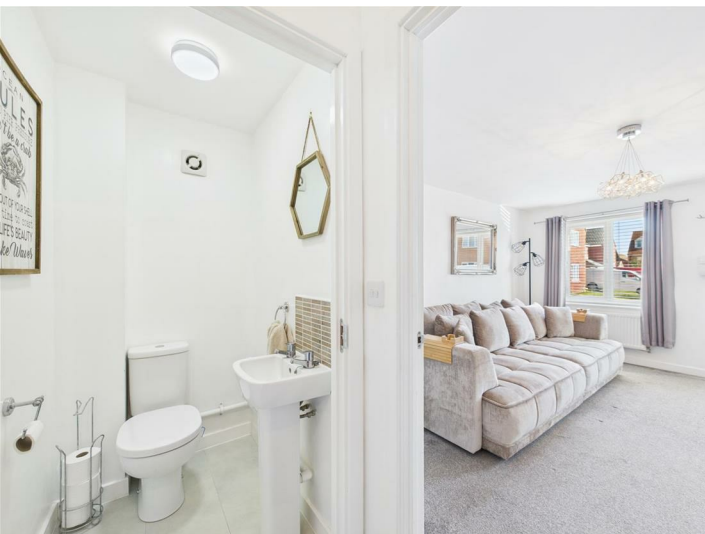
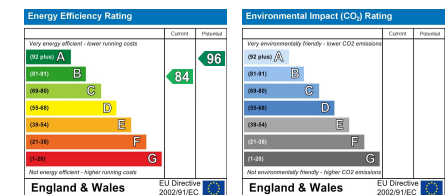
# Furnace Close, North Hykeham, Lincoln

House - End Terrace

3 Bedrooms, 1 Bathroom

Asking Price £153,750

- Affordable Housing
- Sold at 75% Open Market Value
- Subject to Eligibility Assessment
- Three Storey Home
- Landscaped Rear Garden
- Allocated Parking for Two Vehicles
- Tenure - Leasehold / 985 Years Remaining
- Service Charge - £165.98PA / Ground Rent - TBC
- EPC Rating - B
- Council Tax Band - B



**\*\* AFFORDABLE HOME - 75% MARKET VALUE \*\***

Three bedroom, three storey end of terrace home situated within this popular development just off Station Road in North Hykeham. Comprising internally of a living room, cloakroom, kitchen diner, three bedrooms and a family bathroom. Externally offering a landscaped rear garden and allocated parking for two vehicles.

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 - B  
Tenure - Leasehold

**Affordable Housing Scheme**

This property is to be sold via a section 106 agreement, being at 75% of the open market value. A prospective purchaser will need to have their eligibility to purchase confirmed and approved by Housing Strategy before they can proceed – and will be assessed/prioritised on the strength of their location connection to North Hykeham and also that a financial advisor is able to confirm that they are in need of the discount. The purchaser must also be buying the property to be their home and not for



investment/rental purposes.

Lease remaining - 985 years

Service charge - £165.98 per annum

Ground rent - TBC

Managing Agent - Gateway Property Management

These are both reviewed 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.

Living Room

15'0" x 11'9"

Composite entrance door and PVC window to the front, carpet flooring, light fitting, radiator, mains consumer unit and an under stairs storage cupboard.

Hallway

Carpet flooring, light fitting, ESi digital boiler controls and stairs rising to the first floor.

Cloakroom

4'4" x 3'5"

Low level WC, pedestal wash basin, vinyl tile flooring, radiator, light and extractor.

Kitchen Diner

11'9" x 7'10"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven with gas hob and extractor over, space and plumbing for both a washing machine and slimline dishwasher plus further space for a fridge freezer. PVC French doors and window to the rear, vinyl tile flooring, light fitting, radiator and the Ideal combination boiler is housed.

Stairs / Landing

Carpet flooring, pendant fitting and a radiator. Stairs rising to the second floor.

Bedroom

11'9" x 8'9"

PVC windows to the front, carpet flooring, radiator, pendant fitting and sliding fitted wardrobes.

Bathroom

7'11" x 5'7"

Low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. PVC side window, radiator, vinyl tile flooring, light and extractor.

Bedroom

11'10" x 6'10"

PVC window to the rear aspect, carpet flooring, radiator, pendant fitting and sliding fitted wardrobes.

Stairs / Landing

Carpet flooring, pendant fitting and a storage cupboard.

Bedroom

19'4" x 8'2"

Velux windows to the front and rear, carpet flooring, pendant fitting, radiator and access to the loft space plus a built in storage cupboard.

Outside

To the front are two allocated parking bays and a small gravelled garden with lighting. Shared access to the side leading to the gated rear garden. The rear landscaped low maintenance garden faces to the West, fully enclosed with a spacious decking area, raised planters with fixed storage seating and gravelled borders.

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](mailto:lincoln@martinco.com)

**01522 503727**

**<http://www.martinco.com>**

**MARTIN&CO**

**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.