



**Dore Avenue, North Hykeham, Lincoln**

**Asking Price £245,000**

  
**MARTIN&CO**

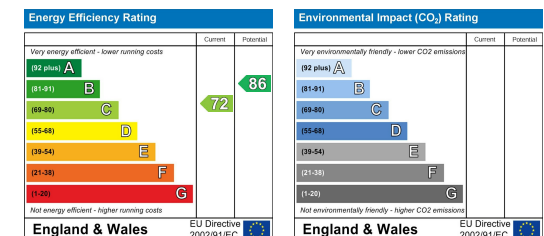


Dore Avenue, North Hykeham,  
Lincoln

House - Semi-Detached  
3 Bedrooms, 1 Bathroom

Asking Price £245,000

- Semi-Detached Home
- Modern and Well Presented
- Open Plan Kitchen Diner
- South West Facing Rear Garden
- Driveway Parking
- Single Garage
- Tenure - Freehold
- Council Tax Band - B / EPC Rating - C





Three bedroom semi-detached home situated within an established residential area in North Hykeham. Comprising of an entrance hall, living room, kitchen diner, three bedrooms and a family bathroom. Externally offering a single garage, driveway parking for multiple vehicles and a South West rear 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 - C

Council Tax Band - B  
Tenure - Freehold

Stairs / Landing  
Carpet flooring, PVC side window, pendant fitting and access to the loft.

Bathroom  
7'5" x 7'0"  
Low level WC, pedestal wash basin and a panel bath with mains thermostatic shower over. PVC window to the rear, vinyl flooring, heated towel rail, light fitting, extractor and fitted storage.



#### Bedroom

11'5" x 9'10"

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

#### Bedroom

11'5" x 8'7"

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

#### Bedroom

8'5" x 8'4"

PVC window to the front aspect, carpet flooring, radiator and a pendant fitting. Fitted single bed base with storage below plus a further fitted storage cupboard.

#### Entrance Hall

PVC front door and side panel, laminate flooring, radiator, pendant fitting and stairs rising to the first floor with storage space below. Mains consumer unit and electric meter housed.

#### Living Room

13'10" x 11'2"

PVC window to the front, carpet flooring, radiator, light fitting and a brick feature fireplace with wood mantle and stone hearth.

#### Kitchen Diner

17'3" x 9'11" (max measurements).

Base and eye level units with roll edge work surfaces, matching up stand and an inset ceramic sink and drainer. Cuisinmaster range cooker is included within the sale, extractor over, slimline dishwasher integrated, space for an American style fridge freezer plus further space and plumbing for a washing machine. Tiled flooring, PVC windows to the rear aspect plus a PVC side door, two light fittings, radiator, Baxi combination boiler housed plus an inbuilt storage cupboard.

#### Garage

19'11" x 8'6"

Up and over door to the front, separately fused for light and power.

#### Outside

To the front is a concrete and gravelled driveway extending beyond the wrought iron gates, suitable for multiple vehicles to park off road. Planted borders and raised sleeper beds.

The rear offers a fully enclosed South West facing garden being mainly laid to lawn with an Indian sandstone patio area and raised sleeper beds. Space and hard standing for a shed, water supply, lighting and gated to the front.

#### 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.



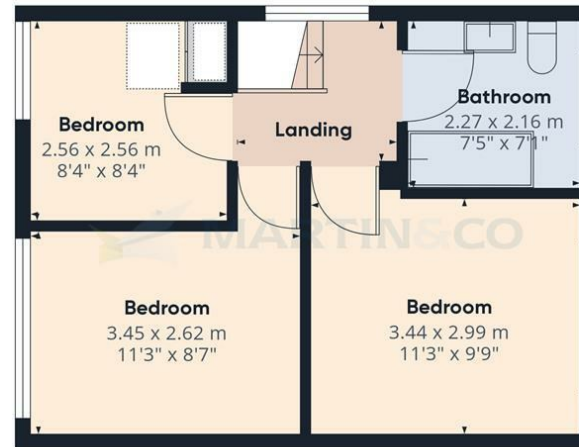








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

87.28 m<sup>2</sup>  
939.47 ft<sup>2</sup>

**Reduced headroom**

1.22 m<sup>2</sup>  
13.13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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 are based on RICS IPMS 3C standard.

GIRAFFE360

## Martin & Co Lincoln Sales

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW

01522 503727 . [lincoln@martinco.com](mailto:lincoln@martinco.com)

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**<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.