Mallard Court, North Hykeham, Lincoln

MARTIN&CO

Guide Price £260,000

Mallard Court, North Hykeham, Lincoln

House - Detached

4 Bedrooms, 2 Bathroom
Guide Price £260,000

- Detached Family Home
- Four Bedrooms
- Master Bedroom with Ensuite
- Lounge and Dining Room
- Conservatory
- No Onward Chain
- Driveway Parking
- EPC - C
- Council Tax - Band D
- Tenure - Freehold

Four bedroom detached family home situated just off Newark Road in North Hykeham. Comprising internally of an entrance hall, cloakroom, lounge, dining room, kitchen and conservatory plus four bedrooms, master with ensuite and a family bathroom. Garage, parking and gardens. Sold with no onward chain.

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Mallard Court is situated within walking distance to many amenities including shops, butchers, parks, schooling, public houses plus a regular bus service and easy access to the A46 bypass.

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ENTRANCE HALL
Composite entrance door onto fitted matting with carpet flooring. Stairs rising to the first floor with a storage cupboard below plus a radiator.

CLOAKROOM
Low level WC, wall mounted sink, carpet flooring, PVC window to the side, radiator, light fitting and access to the mains consumer unit.

LOUNGE
16'6" x 11'6" max measurements
PVC bay window to the side, carpet flooring, light fitting, radiator, gas feature fire with hearth and surround. Double doors lead to the dining room.

DINING ROOM
12'3" x 9'2"
Patio doors leading to the conservatory, carpet flooring, pendant fitting, radiator and Danfoss thermostatic control.

CONSERVATORY
13'7" x 10'8"
Part brick, part PVC construction, tiled flooring, ceiling and wall lighting with a patio door to the garden.

KITCHEN
13'10" x 8'4"
Base and eye level units with a roll edge work surface and breakfast bar, inset sink and drainer plus tiled splashbacks. Double oven, gas hob with extractor over, under counter spaces for a fridge and freezer plus further space and plumbing for a washing machine. Fluorescent lighting, vinyl tiles, PVC window to the front and door to the side.

STAIRS / LANDING
Carpet flooring, PVC window to the front, airing cupboard housing the Remeha boiler, two ceiling light fittings.

MASTER BEDROOM
13'3" x 9'2" max measurements
PVC window to the front, laminate flooring, radiator, pendant fitting and integrated wardrobe with a further secondary storage cupboard.

ENSUITE
Low level WC, pedestal wash basin and mains fed shower cubicle. Vinyl flooring, PVC window to the rear, radiator, light and extractor.

BEDROOM
9'6" x 9'2" max measurements
PVC window to the side, carpet flooring, radiator, pendant fitting and integrated wardrobe.

BEDROOM
8'6" x 6'7"
PVC window to the front and side, laminate flooring, radiator and a pendant fitting.

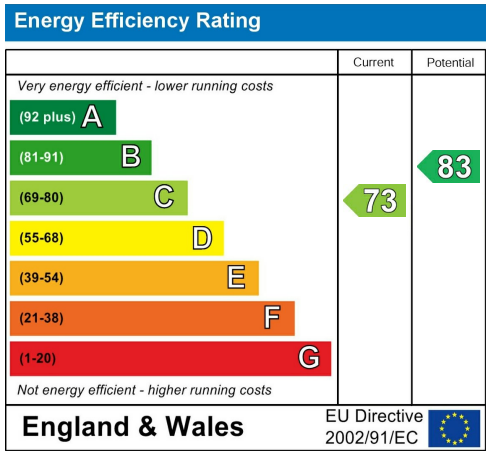
BATHROOM
Low level WC, pedestal wash basin and panel bath with shower head and hose attachment. PVC window to the front, vinyl flooring, radiator, light and extractor.

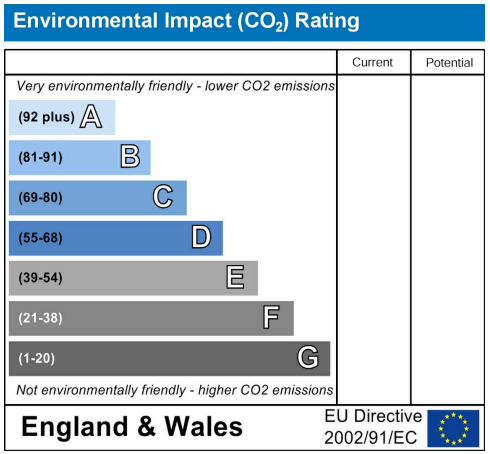
BEDROOM
10'3" x 8'6" max measurements
PVC window to the front and side, carpet flooring, radiator and a pendant fitting.

GARAGE
8'3" x 8'2"
Light and power with up and over door to the front.

OUTSIDE
To the front is laid to lawn with a sweeping tarmac driveway for off road parking. Gated access to the rear. The rear enclosed garden is laid to lawn with a gravelled area, South West facing, pathways and garden shed included within the sale.

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.





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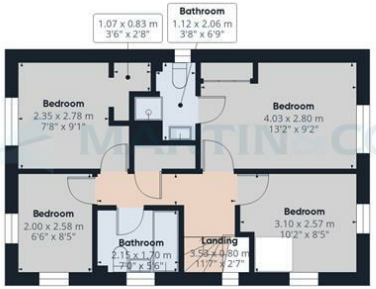
Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

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Approximate total area(1)

117.8 m²

1269 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.

The Property Ombudsman