



Broadway, North Hykeham, Lincoln

Asking Price £190,000


MARTIN&CO

Broadway, North Hykeham,
Lincoln

House - Semi-Detached
3 Bedrooms, 1 Bathroom

Asking Price £190,000

- Popular Location
- Sold with No Onward Chain
- Ground Floor Bathroom
- Modern Kitchen
- Conservatory
- Front and Rear Gardens
- Driveway Parking
- Single Garage
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - B



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating: Current 65, Potential 87

Environmental Impact (CO₂) Rating: Current D, Potential A

Three bedroom semi-detached home within the popular North Hykeham area of Lincoln. Comprising internally of an entrance hall with ground floor bathroom, lounge, open plan kitchen diner and a conservatory plus three bedrooms to the first floor. Externally benefitting from a front and rear garden, driveway parking and a single garage. Property would benefit from modernisation. 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.

Tenure: Freehold
Council Tax Band: B
EPC Rating: D

Entrance Hall

Composite door and PVC side panel, carpet flooring, light fitting, radiator, Honeywell thermostatic control and stairs rising to the first floor with storage below housing the fuse box and meters. Stairlift is included within the sale.

Bathroom

6'4" x 5'5"

Three piece suite comprising of a low level WC, pedestal wash basin and a panel bath with thermostatic shower over. Double glazed window to the side, vinyl flooring, radiator and a light fitting.



Lounge

14'11" x 10'3"

PVC window to the front aspect, carpet flooring, radiator, pendant fitting and a gas feature fire with hearth and surround.

Kitchen Diner

16'0" x 6'9"

Base and eye level units with square edge work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted electric hob, washing machine with further space for a freestanding fridge freezer. PVC window to the rear, double glazed side window and glazed door and windows leading to the conservatory. Vinyl and carpet flooring, radiator and ceiling lighting. Wall mounted heated only Ideal boiler with Drayton controls.

Conservatory

11'8" x 9'1"

Part brick, part PVC construction with French doors to the rear, laminate flooring, radiator and wall lighting.

Stairs / Landing

Carpet flooring, double glazed side window, pendant fitting and access to the loft via a pull down ladder.

Bedroom

12'9" x 9'9"

Double glazed window to the front aspect, pendant fitting, radiator and carpet flooring. Built in shelved double door storage plus further fitted bedroom furniture to include a wardrobe, dressers and side unit.

Bedroom

11'9" x 7'10"

PVC window to the rear aspect, carpet flooring, pendant fitting, radiator, fitted wardrobe and a shelved airing cupboard housing the hot water cylinder.

Bedroom

8'9" x 7'11"

Double glazed window to the rear, pendant fitting and a radiator.

Garage

18'2" x 9'3"

Double door to the front with a single personnel door to the side, windows to the rear, separately fused for light and power.

Outside

To the front is a mature planted garden with lighting and a concrete driveway for off road parking leading beyond wrought iron gates.

The rear boasts a mature and enclosed West facing garden being mainly laid to lawn with planted borders, patio area, water supply and gated access to the front. Greenhouse is 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.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

89.21 m²
960.25 ft²

Reduced headroom

0.4 m²
4.31 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.