



**Heather Gardens, North Hykeham, Lincoln**

**Offers In Excess Of £325,000**

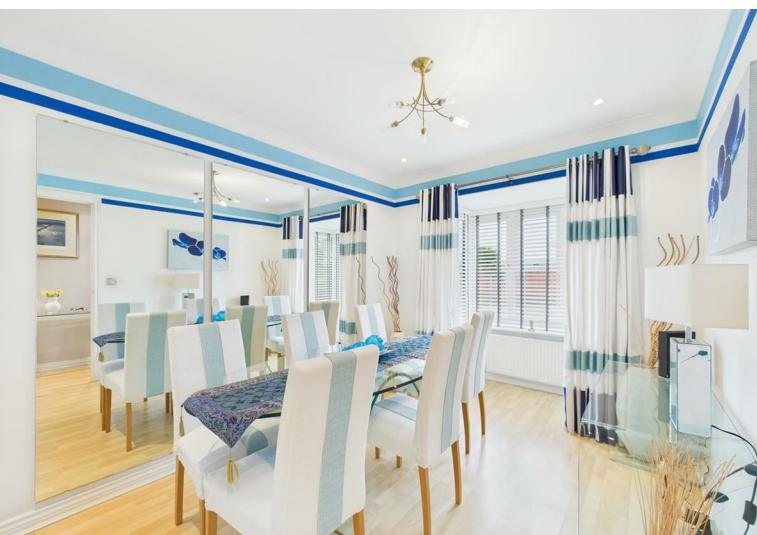
**MARTIN & CO**

Heather Gardens, North  
Hykeham, Lincoln

House - Detached  
4 Bedrooms, 2 Bathrooms

Offers In Excess Of £325,000

- Detached Family Home
- Integral Garage
- Primary Bedroom with Ensuite
- Corner Plot
- Close to Primary School
- Close to Local Amenities
- Desirable Location
- Tenure - Freehold
- Council Tax Band - D
- EPC Rating - C



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-80) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Executive four bedroom detached family home occupying a corner position close to Richmond Lakes and the popular Ling Moor primary school. This home is an absolute must view being immaculately presented. Comprising internally of an entrance hall with cloakroom, living room with separate dining room, fitted kitchen, four bedrooms, primary with ensuite and a family bathroom. Front and rear gardens, driveway parking and a single integral garage.

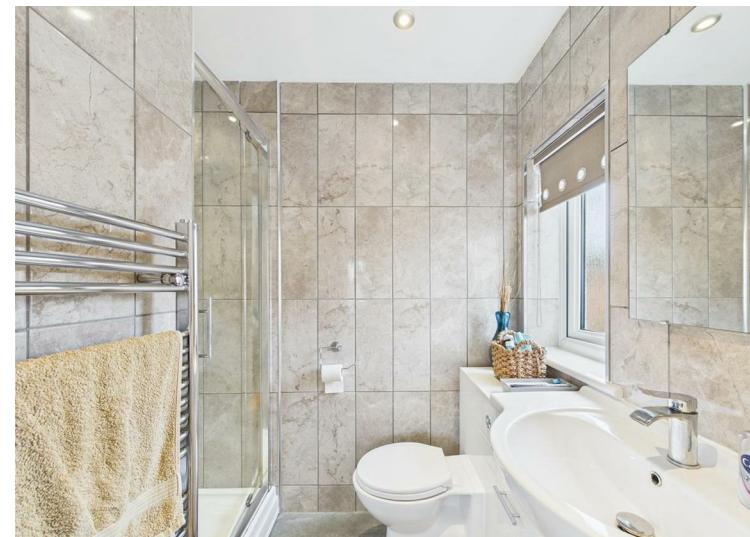
Situated close to The Forum shopping precinct offering a range of amenities to include shops, post office, café, building society and more. Further large supermarket chains are also situated nearby plus

schooling for all ages. North Hykeham benefits from road and rail links to include regular public transport into the city centre.

EPC Rating - C  
Council Tax Band - D  
Tenure - Freehold

#### Entrance Hall

Composite entrance doors and side panels, wood effect laminate flooring, radiator, alarm control panel, spot lit ceiling and the Nest thermostatic control. Stairs rising to first floor with a storage cupboard below.



Cloakroom

4'11" x 3'2"

Low level WC, pedestal wash basin, wood effect laminate flooring, PVC side window, radiator and light fitting.

Dining Room

13'5" x 8'5" (max measurements).

PVC box bay to the front with a radiator, wood effect laminate flooring and a mix of ceiling lighting.

Living Room

14'3" x 14'3" (max measurements).

PVC box bay to the rear with French doors leading out to the garden, wood effect laminate flooring, two radiators, mix of ceiling lighting and an electric feature fire with hearth and surround.

Breakfast Kitchen

15'3" x 8'5"

Base and eye level high gloss units with a laminate work surface, tiled splash back and an inset stainless steel sink and drainer. Fully fitted with a range of appliances to include an oven, gas hob with extractor over, integrated fridge freezer, dishwasher and a washer dryer. Tiled flooring, spot lit ceiling and feature wall unit lighting, radiator and PVC French doors to the garden.

Stairs / Landing

Carpet flooring, loft hatch access, spot lit ceiling, shelved storage cupboard and a further cupboard housing the Vaillant combination boiler.

Bedroom

11'6" x 8'4"

PVC window to the rear aspect, carpet flooring, radiator and a mix of ceiling lighting.

Bathroom

7'3" x 5'9"

Three piece suite comprising of a low level WC, pedestal wash basin and a panel bath. Fully tiled room with a PVC rear window, radiator, spot lit ceiling and extractor.

Bedroom

11'10" x 8'7"

PVC window to the rear aspect, carpet flooring, radiator and a mix of ceiling lighting.

Bedroom

12'11" x 8'3"

PVC window to the front aspect, carpet flooring, radiator and a mix of ceiling lighting.

Bedroom

12'7" x 10'0" (max measurements).

PVC window to the front aspect, carpet flooring, radiator and a mix of ceiling lighting. Fitted bedroom furniture, built in mirrored wardrobes and an over stairs recess.

Ensuite

6'8" x 4'8" (max measurements).

Fully tiled room with a concealed cistern WC and vanity wash basin and a mains thermostatic shower cubicle. PVC side window, heated towel rail, spot lit ceiling and extractor.

Garage

19'0" x 8'0"

Up and over door to the front with a personnel door to the rear, mains consumer unit housed, light and power.

Outside

To the front is a block paved driveway suitable for multiple vehicles to park off road, external lighting, laid lawn and shrubbery extending to the side. Gated access leads to the rear.

The rear garden faces to the West, having been pleasantly landscaped to include a laid lawn, sandstone patio area, gravel and planted mature borders. Fully enclosed with a water supply and space for a garden shed.

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<sup>(1)</sup>  
115.25 m<sup>2</sup>  
1240.54 ft<sup>2</sup>



(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.