



Regents Park Close, North Hykeham

Asking Price £220,000

MARTIN & CO

Regents Park Close, North Hykeham

Bungalow - Detached
2 Bedrooms, 1 Bathroom

Asking Price £220,000

- Detached Bungalow
- Generous Plot
- Mature Cul-De-Sac
- Front and Rear Gardens
- Driveway Parking
- Attached Single Garage
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D
- Council Tax Band - B



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<small>Very energy efficient - lower running costs</small>					
(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		
<small>Not energy efficient - higher running costs</small>					
England & Wales			EU Directive 2002/91/EC		

Two bedroom detached bungalow occupying a generous plot within a quiet mature cul-de-sac setting in North Hykeham. Comprising internally of an entrance hall with storage, open plan living room and dining area, two double bedrooms, modern shower room and a kitchen. Externally enjoying front and rear gardens with driveway parking and an attached single garage. Sold with 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.

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Porch
PVC entrance door and side panel, fitted mat well flooring and wall lighting.

Hallway
Glazed wooden door accessing from the porch, carpet flooring, radiator, pendant fitting and a deep storage cupboard.

Living Room
14'9" x 10'2"
PVC window to the front, carpet flooring, radiator, ceiling and wall lighting plus a gas fire with hearth.



Dining Room

7'2" x 6'5"

Formerly the third bedroom, this room has been opened up and reconfigured for use as a dining area. Double glazed side window, carpet flooring, pendant fitting and a radiator.

Hallway

Carpet flooring, pendant fitting, access to the loft, Honeywell thermostat and an airing cupboard housing the hot water cylinder.

Kitchen

10'3" x 8'11"

Base and eye level units with laminate work surfaces and tiled splash backs, inset stainless steel sink and drainer. Beko freestanding gas cooker is included within the sale, space and plumbing for a washing machine. Vinyl flooring, radiator, fluorescent lighting, double glazed side window and glazed wooden door, PVC rear window, wall mounted Main gas boiler with Salus digital controls.

Bedroom

9'5" x 8'11"

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

Shower Room

8'10" x 6'4"

Low level WC, pedestal wash basin and a walk in double tray with electric power shower over. Wood effect laminate flooring, PVC side window, radiator, light and extractor.

Bedroom

12'3" x 9'5"

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

Garage

16'2" x 8'3"

Electric remote roller door to the front with a personnel door to the rear, side window, light and power with the mains consumer unit housed.

Outside

To the front is a gravelled garden with planted shrubs and trees, security lighting and a concrete driveway suitable for multiple vehicles to park off road.

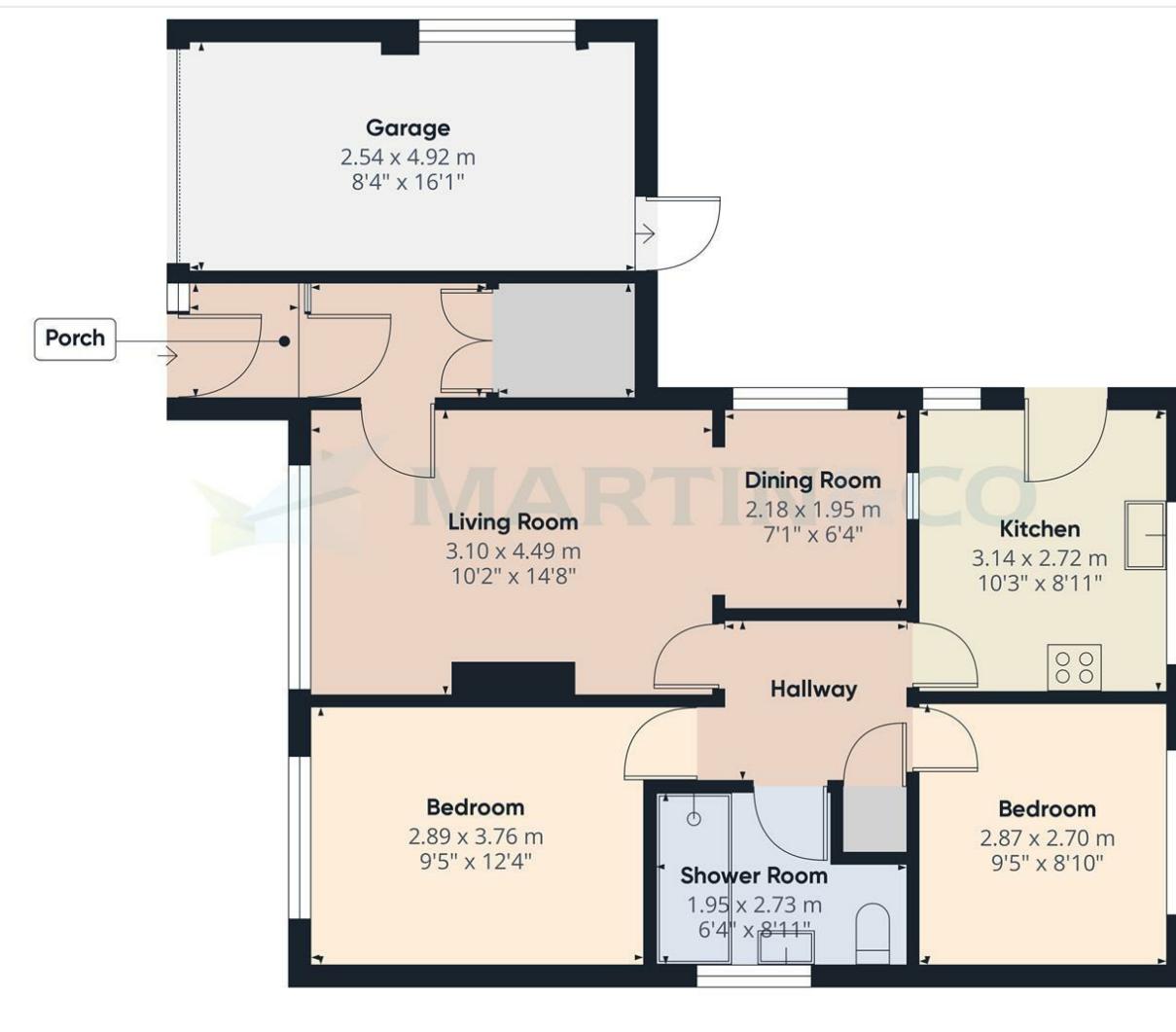
The rear garden faces to the South East, being gated and fully enclosed, mainly laid to lawn with gravelled planted borders and an extensive patio area. Further benefitting from security lighting, power and water supply.

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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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.