



**Meadow Close, North Hykeham, Lincoln**

**Asking Price £325,000**

  
**MARTIN & CO**

Meadow Close, North Hykeham,  
Lincoln

Bungalow - Detached  
3 Bedrooms, 2 Bathrooms

Asking Price £325,000

- Extended Detached Bungalow
- Mature Cul-De-Sac
- Primary Bedroom with Ensuite
- Sunroom
- Fitted Kitchen
- Four Piece Bathroom
- Driveway Parking and Attached Garage
- Tenure- Freehold
- EPC Rating - C
- Council Tax Band - C



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

Extended three bedroom detached bungalow situated in North Hykeham within a quiet mature cul-de-sac setting. Comprising internally of an entrance hall, three bedrooms, primary with ensuite, four piece bathroom, living diner, kitchen and sunroom. Front and rear gardens, driveway parking and an attached garage.

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 - C  
Tenure - Freehold

#### Hallway

PVC front entrance door, carpet flooring, radiator, pendant fitting, Worcester digital boiler controls and access to the partially boarded loft via a fitted pull down ladder.

#### Bedroom

11'11" x 10'11"

PVC front window, carpet flooring, radiator, ceiling and wall lighting plus fitted bedroom furniture.



Bedroom  
10'11" x 8'4"  
PVC side window, carpet flooring, radiator, pendant fitting plus fitted bedroom furniture.

Bathroom  
8'2" x 7'9"  
Fully tiled room with a four piece suite comprising of comfort height WC, vanity wash basin, jacuzzi bath and a corner cubicle housing the thermostatic shower. PVC rear window, heated towel rail, spot lit ceiling and extractor.

Bedroom  
21'5" x 8'8"  
Dual aspect with PVC French doors to both the side and rear leading out to the garden, carpet flooring, vertical radiator and a ceiling fan. Incorporating a dressing area with fitted bedroom furniture to include sliding wardrobes, matching dressing table and a spot lit ceiling. Furthermore, the TV bed and side tables are to be included within the sale.

Ensuite  
8'0" x 5'5"  
Fully tiled wet room with a low level WC, countertop washbasin and a walk in shower with floor drainage, overhead rainfall shower and four body jets. PVC rear window, heated towel rail, spot lit ceiling and extractor.

Living Diner  
21'9" x 12'2"  
PVC front bow window and a further side PVC window, wood effect laminate flooring, two radiators, ceiling lighting and a gas feature fire with hearth and surround.

Kitchen  
9'10" x 8'10"  
Base and eye level units with solid oak work surfaces, tiled splash backs and an under mount stainless steel sink. Fully fitted to include a double oven and microwave, induction hob with extractor over, integrated dishwasher and washing machine plus a Daewoo American style fridge to be included within the sale. Tiled flooring with underfloor heating, spot lit ceiling plus feature lighting, PVC front window and the mains consumer unit.

Sunroom  
11'10" x 9'6"  
Rear windows and side French doors to the garden, tiled flooring, radiator and a ceiling fan to the vaulted ceiling.

Outside  
To the front is a low maintenance gravelled garden with gated access to the rear on both sides plus a concrete driveway suitable for multiple vehicles to park off road.  
The private and fully enclosed rear garden has been landscaped to include an extensive patio seating area, artificial lawn and a further gravelled seating area with a pond. Further benefitting from lighting, water and power supply plus two sheds and a summer house to be included within the sale.

Garage  
14'7" x 8'7" (approximate measurements).  
Up and over door to the front, light and power.

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>**  
116.7 m<sup>2</sup>  
1258 ft<sup>2</sup>

(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.