



Pendine Crescent, North Hykeham, Lincoln

Asking Price £265,000

MARTIN & CO



Pendine Crescent, North Hykeham, Lincoln

Bungalow - Detached
3 Bedrooms, 1 Bathroom

Asking Price £265,000

- Extended Family Home
- Lots of Potential
- Desirable Mature Residential Location
- Three Bedrooms plus a Fourth / Dining Room
- Driveway Parking with Garage
- No Onward Chain
- Tenure - Freehold
- Council Tax Band - C / EPC Rating - D

Extended three/four bedroom detached bungalow, situated on the much desirable Pendine Crescent, off Fen Lane in North Hykeham. This spacious family home would benefit from a degree of modernisation throughout and is sold with no onward chain.



This extended home comprises internally of a lounge, kitchen, bathroom, three bedrooms and a fourth bedroom / dining room. Externally offering gardens to the front and rear aspects, driveway parking for multiple vehicles and an attached garage. Viewings are highly recommended to fully appreciate all the potential that this property has to offer.

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 - D
Council Tax Band - C
Tenure - Freehold

Porch
4'6" x 2'6"
PVC entrance doors onto tiled flooring plus wall lighting.

Hallway
Carpet flooring, radiator, ceiling and wall lighting, thermostatic heating control, access to the partially boarded loft which has lighting via a pull down ladder, storage cupboard plus a further storage cupboard housing the hot water cylinder.



Lounge

15'11" x 11'9"

PVC window to the front, carpet flooring, radiator, ceiling and wall lighting plus an inset gas feature fire.

Bedroom / Dining Room

10'3" x 8'11"

PVC door and side panel to the rear, wood effect vinyl flooring, pendant fitting and a radiator.

Bedroom

13'5" x 8'11" (max measurements).

PVC rear window, carpet flooring, radiator, pendant fitting and a built in storage cupboard.

Kitchen

13'5" x 8'8"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Space for a gas cooker with a fitted extractor over, space and plumbing for a washing machine plus further under-counter appliance space. PVC rear door and window, tiled flooring, fluorescent lighting and a radiator.

Bedroom

16'0" x 9'11" (max measurements).

PVC front window, radiator, pendant fitting and sliding mirrored fitted wardrobes.

Bathroom

8'11" x 6'9" (max measurements).

Low level WC, pedestal wash basin and a panel bath. Vinyl flooring, PVC side window and a light fitting.

Bedroom

9'11" x 9'10"

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

Garage

16'1" x 8'7"

Up and over door to the front, side personnel door and window, gas and electric meters housed, mains consumer unit and the newly installed gas boiler. Light, power and water supply.

Outside

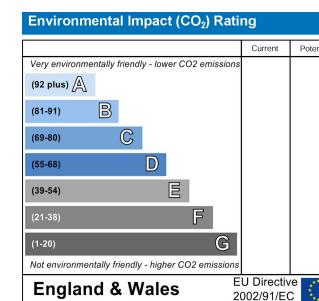
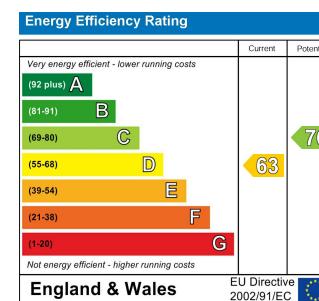
To the front is a generous garden being laid to lawn with a concrete driveway suitable for multiple vehicles to park off road.

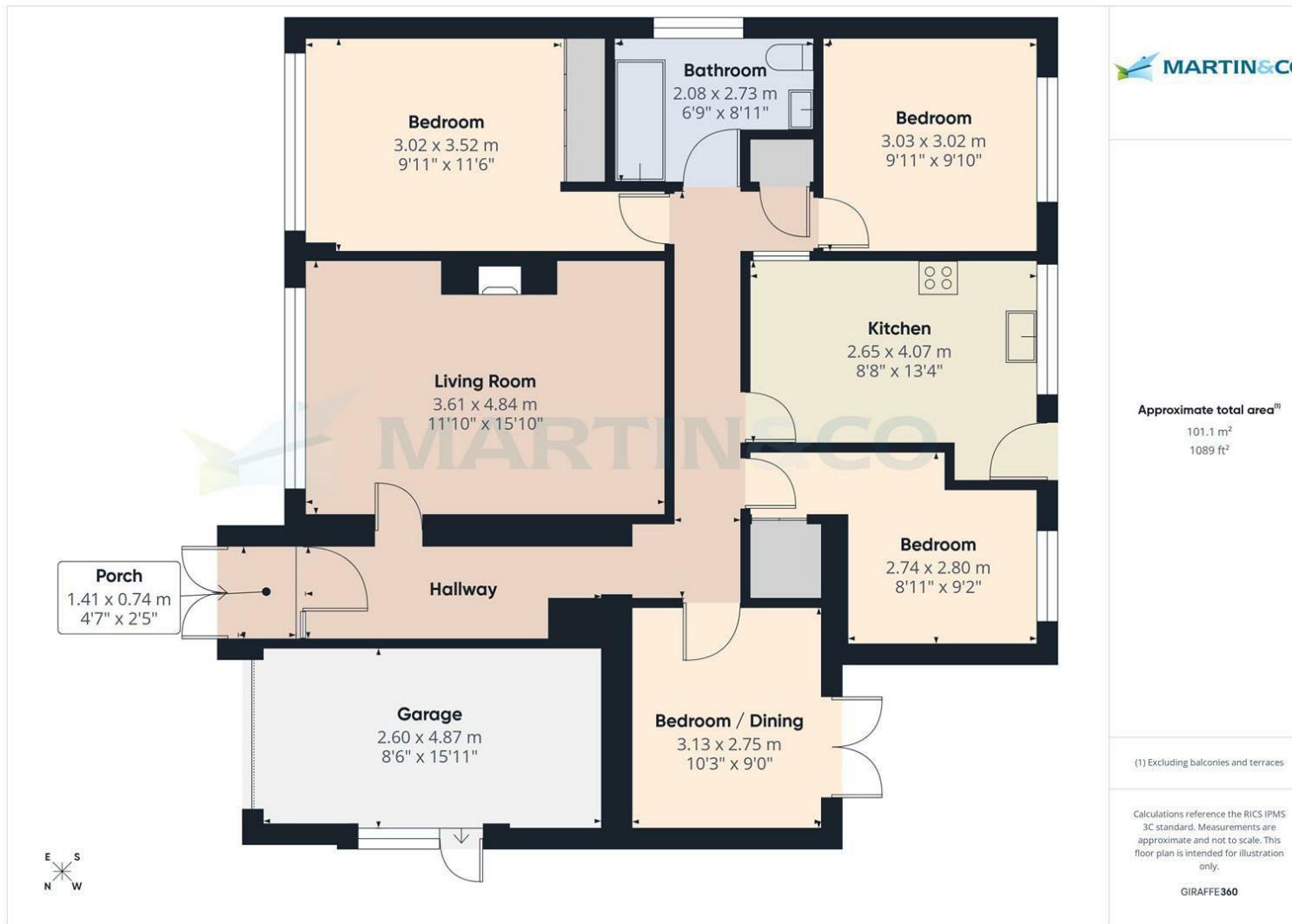
The rear gardens faces to the South West, fully enclosed with gated access to both sides. Being mostly laid to lawn with gravelled planted borders, water supply and a garden shed included within the sale.

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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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.

