



Carlisle Close, North Hykeham, Lincoln

Asking Price £240,000


MARTIN&CO

Carlisle Close, North Hykeham,
Lincoln

Bungalow - Detached
2 Bedrooms, 1 Bathroom

Asking Price £240,000

- Detached Bungalow
- Generous Plot
- Potential to Extend STPP
- Modern Fitted Kitchen
- Driveway Parking
- South East Facing Rear Garden
- Large Storage Shed with Power
- Tenure - Freehold
- Council Tax Band - B
- EPC Rating - D

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B		84	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		66	(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Detached two bedroom bungalow positioned within a quiet cul-de-sac, occupying a generous plot with the potential to extend (STPP). This well presented home in North Hykeham comprises internally of a living room, modern fitted kitchen, two bedrooms and a bathroom. Externally benefitting from a front garden, generous South East facing rear garden with a large shed and driveway parking. Viewings are highly recommended.

North Hykeham is on the outskirts of Lincoln and offers access to the A46 relief road, bus routes and rail links with nearby amenities including schooling, shops, doctors, dentists and public houses.

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

Living Room
14'3" x 12'10" (max measurements).
PVC bow fronted window with wood effect laminate flooring, PVC entrance door, ceiling and wall lighting, two radiators and an electric feature fire with hearth and surround.

Hallway
Carpet flooring, built in storage cupboard and access to the loft via a pull down ladder, which has lighting and is partly boarded.



Bedroom

10'11" x 9'9"

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

Bedroom

12'10" x 6'11"

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

Bathroom

7'4" x 5'9"

Low level WC, vanity wash basin and a panel bath with luxury rainfall shower head over and separate handheld body sprayer. PVC rear window, tiled flooring, ceiling light and a heated towel rail.

Kitchen

10'10" x 10'10"

Base and eye level high gloss units with a quartz work surface and matching up stand, inset composite sink and drainer. Freestanding Altima electric cooker with extractor over, integrated fridge freezer and a Logik washing machine that is included within the sale. PVC rear window, side PVC door, vinyl flooring, light fitting, radiator and the wall mounted Worcester combination boiler and consumer unit.

Outside

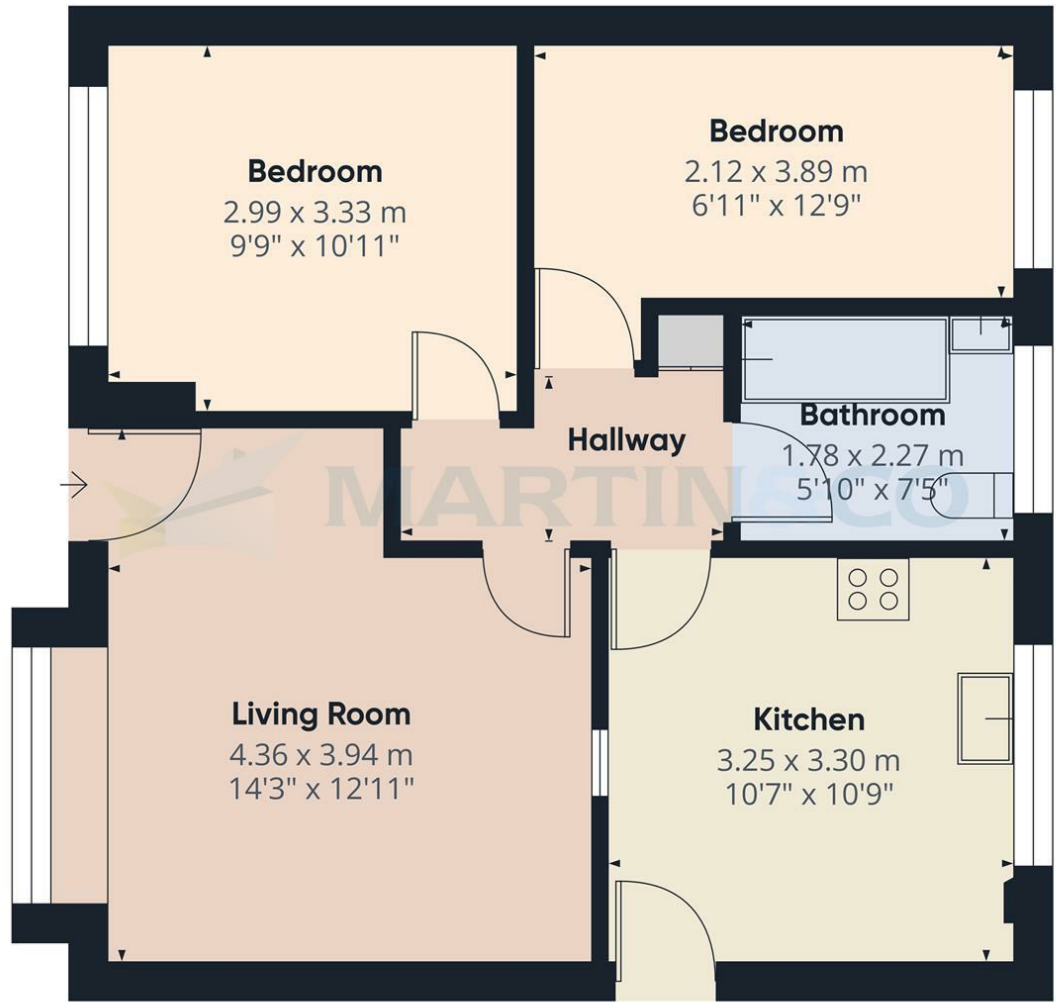
To the front is a pleasant and well maintained garden with laid lawn and mature planted borders, decorative stonework and block paved driveway pathways. The driveway is block paved, extending beyond the double gates for additional parking to the side.

The rear faces to the South East, offering a generous and fully enclosed garden, mainly laid to lawn with mature planted borders and patio areas. Water supply to the rear, lighting and a large storage shed (5.976 x 3.045) separately fused for power and lighting, plus a

greenhouse which also has electric to it, both of which are 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.



Approximate total area⁽¹⁾
53.2 m²
573 ft²

(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 are based on RICS IPMS 3C standard.

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Martin & Co Lincoln Sales
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>



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.

