



Romulus Way, North Hykeham, Lincoln

Asking Price £265,000



MARTIN & CO



Romulus Way, North Hykeham,
Lincoln

House - Semi-Detached
4 Bedrooms, 2 Bathrooms

Asking Price £265,000

- Family Home
- Corner Plot Position
- Two Reception Rooms
- Master Bedroom with Ensuite
- Enclosed Rear Garden
- Driveway Parking
- Single Garage
- Popular Location
- Tenure - Freehold
- Council Tax Band - C / EPC Rating - C



Energy Efficiency Rating	
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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G

Four bedroom semi-detached home occupying a corner position within the popular Manor Farm development of North Hykeham. Comprising internally of an entrance with cloakroom, living room, dining room and kitchen, four bedrooms. master with ensuite and a family bathroom. Driveway parking and single garage to the front plus an enclosed garden to the rear.

North Hykeham is situated to the south of Lincoln, benefitting from local schooling and amenities plus easy access to the A46 bypass and train station.

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

Entrance Hall

Composite entrance door with side panels, carpet flooring, radiator, Drayton thermostatic control and a light fitting. Stairs rising to the first floor.

Cloakroom

6'7" x 2'7"

Low level WC, vanity sink, PVC window, laminate flooring, radiator, light fitting and the mains consumer unit.

Living Room

20'2" x 10'10" (max measurements).

PVC box bay window to the front with PVC French doors to the rear, carpet flooring, two radiators and two light fittings plus a feature electric fire with hearth and surround.



Dining Room

12'3" x 9'7" (max measurements).

PVC box bay window to the front aspect, carpet flooring, radiator and a light fitting.

Kitchen

11'0" x 9'4" (approx.)

Base and eye level units with square edge work surfaces, tiled splash backs and an inset stainless steel sink and drainer.

Fitted double oven with gas hob and extractor over, space and plumbing for both a washing machine and a dishwasher plus further under counter space for a fridge. PVC window and composite door looking out to the garden, housed Ideal gas boiler with Myson controls below, tiled flooring, radiator, light fitting and an under stairs storage cupboard.

Stairs / Landing

Carpet flooring, PVC window to the rear, radiator and access to the loft.

Bedroom

10'10" x 9'3" (approx.)

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

Ensuite

6'8" x 4'8" (approx.)

Low level WC, vanity sink and a thermostatic corner shower cubicle. Vinyl flooring, radiator, PVC window to the front, light and extractor.

Bathroom

6'8" x 6'6"

Low level WC, vanity sink and a panel bath with shower head and hose attachment. Carpet flooring, radiator, PVC window to the side, light and extractor.

Bedroom

8'2" x 7'8"

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

Bedroom

11'0" x 9'3"

PVC window to the front, carpet flooring, radiator and a light fitting. Shelved airing cupboard housing the hot water cylinder.

Bedroom

9'10" x 6'3" (approx.)

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

Garage

16'5" x 8'11"

Up and over door to the front, light and power.

Outside

To the front is a garden being mainly laid to lawn with planted shrubbery and wrought iron fence surround. Block paved driveway to the side for off road parking in front of the garage. The rear offers an enclosed garden with a laid lawn, patio area and gravel borders. Water supply, lighting and gated access to the rear.

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.

Agent Note

The agent has been made aware by the vendors that there are charges payable for upkeep of the Manor Farm green areas.

Service Charge - £340.00 PA

Ground Rent - £40.00 PA

Review Period - March and September annually

Managing Agent - First Port

This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







Approximate total area⁽¹⁾
108.96 m²
1172.84 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.

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.