



Millbrook Close, North Hykeham, Lincoln

Asking Price £215,000

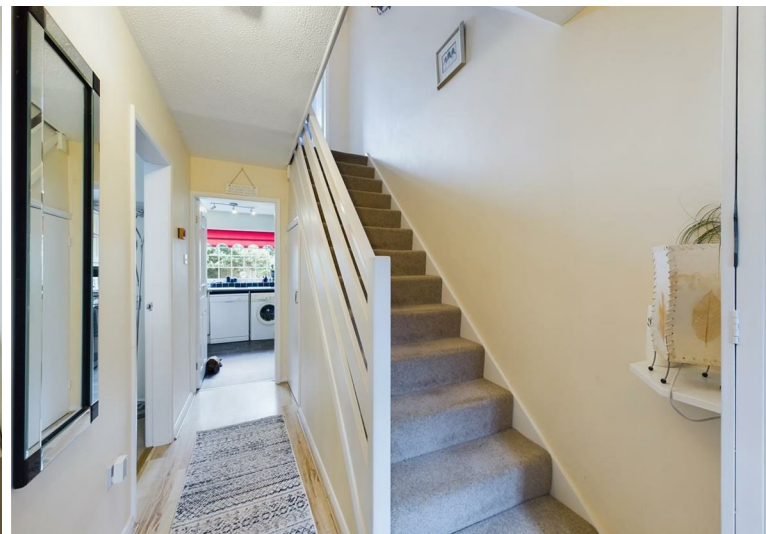

MARTIN&CO

Millbrook Close, North Hykeham,
Lincoln

House - Mid Terrace
3 Bedrooms, 1 Bathroom

Asking Price £215,000

- Cul-De-Sac Position
- Desirable Residential Area
- Front and Rear Gardens
- Off Road Parking
- Single Garage
- No Onward Chain
- Tenure - Freehold
- Council Tax Band - B / EPC Rating - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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 ₂) Rating		Current	Potential
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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Three bedroom home within a quiet cul-de-sac setting in the ever popular North Hykeham area to the south of Lincoln City. Comprising internally of an entrance hall, living room, dining room and kitchen. three bedrooms and a bathroom. Front and rear gardens, single garage and parking. No onward chain.

The property is within easy reach of local amenities to include supermarkets, schooling of all ages, public houses and more. Regular bus routes are available plus access in and out of the city via the A46 bypass and North Hykeham train station.

Entrance Hall
PVC entrance door, laminate flooring, light fitting, radiator, Satchwell thermostatic control and stairs rising to the first floor. Under stairs cupboard and a secondary cupboard housing the meters and mains consumer unit.

Living Room
15'11" x 11'10"
PVC bay fronted window, carpet flooring, pendant fitting, radiator and an electric feature fire with hearth and surround.

Dining Room
9'4" x 7'10"
Patio doors to the rear aspect with laminate flooring, radiator and a light fitting.



Kitchen

9'10" x 9'8"

Base and eye level units with a roll edge worksurface, tiled splashback and an inset stainless steel sink and drainer. Zanussi gas cooker with extractor over, space and plumbing for both a washing machine and dishwasher plus additional space for a fridge freezer and tumble dryer. Vinyl flooring, light fitting, PVC window to the rear and the Concord boiler is housed with heating and hot water controls below.

Stairs / Landing

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

Bathroom

7'10" x 5'6"

Three piece suite comprising of a low level WC, pedestal wash basin and a panel bath with electric power shower over. Vinyl flooring, heated towel rail, PVC window to the rear and a light fitting.

Bedroom

12'1" x 9'11"

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

Bedroom

11'11" x 10'10"

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

Bedroom

7'6" x 6'10"

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

Outside

To the front is a garden laid to lawn with a tarmac pathway and light fitting. There is a pleasant green area outlook to the front which is maintained by the council. The rear boasts a private and fully enclosed garden being mainly laid to lawn with shrub borders, concrete pathways and a patio area. Water supply and gated access to the rear giving access to the passageway leading to the garage. Shed is included within the sale.

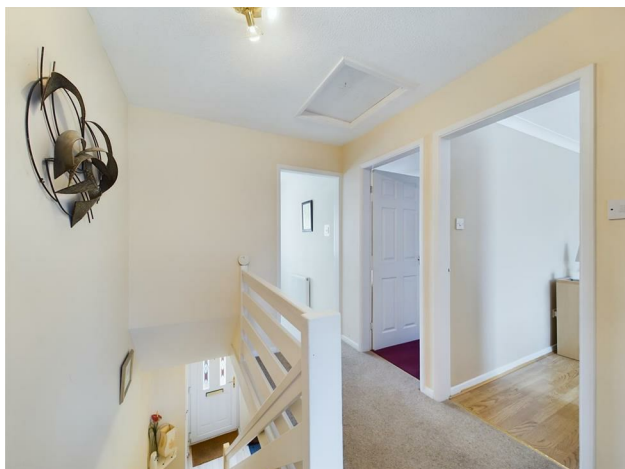
Garage

16'2" x 8'6"

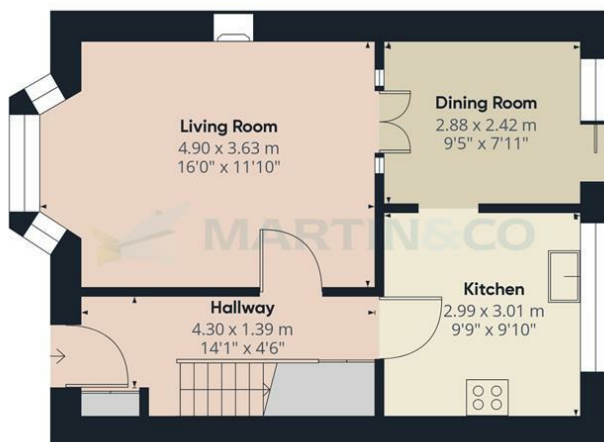
Positioned within a block offering off road parking for multiple vehicles in front. The garage is accessed via an up and over door.

Fixtures & Fittings.

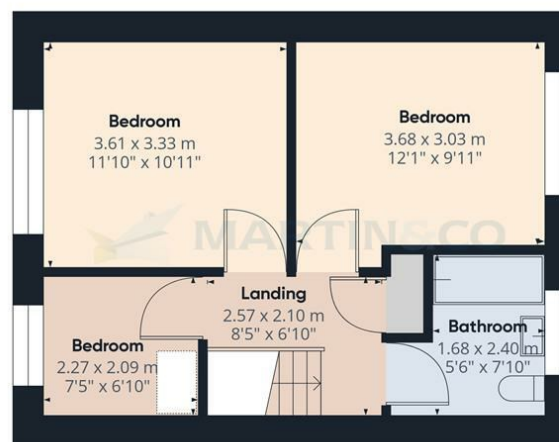
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these 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.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
92.92 m²
1000.22 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.

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.