



**Grace Avenue, North Hykeham,
Lincoln**
Asking Price £195,000

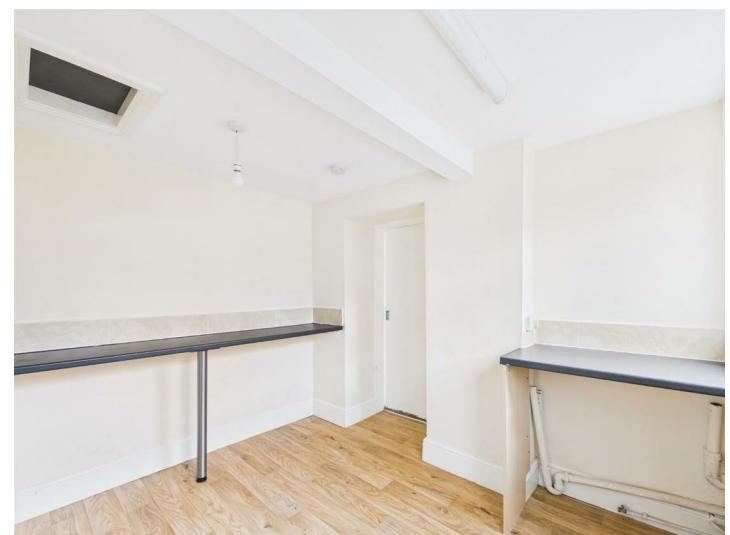
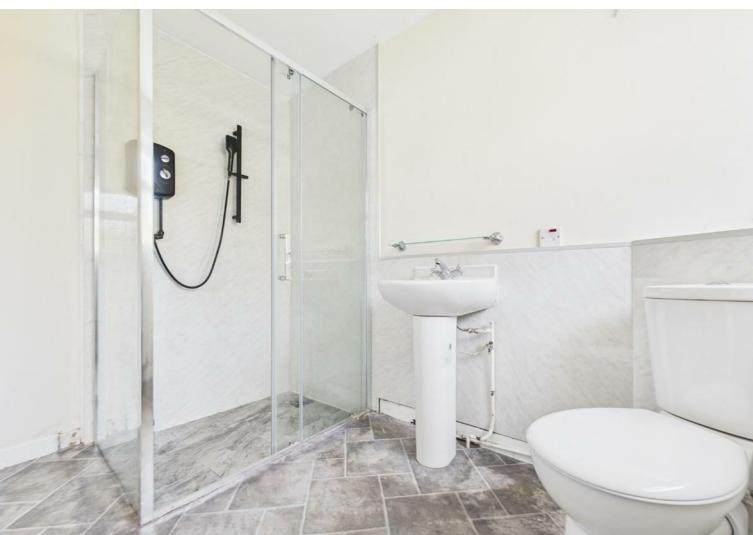
MARTIN & CO

Grace Avenue, North Hykeham,
Lincoln

House - Mid Terrace
4 Bedrooms, 2 Bathroom

Asking Price £195,000

- NO ONWARD CHAIN
- EPC - D
- Council Tax - A
- 4 Bedrooms
- Close to Transport Links
- Close to Schools and Amenities



Four bedroom house in North Hykeham, sold with no onward chain. Close to schools, shops and North Hykeham train station. This property is well-suited for commuting into Lincoln, access to the A46, and many local amenities.

Description

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Entrance Hall

4'3" x 5'3"

UPVC front door, pendant light fitting, smoke alarm, one radiator, carpet flooring.

Living room

14'3" x 11'10"

UPVC window to the front, one radiator, built-in bookcase, gas fire with a cover, carpet flooring, pendant light fitting

Kitchen / Diner

13'5" x 15'4"

Base and eye level units, single stainless steel sink, laminate effect vinyl flooring, stairs leading onto the first floor, consumer unit and electric meter, connections for electric cooker, carpeted dining area, two pendant light fittings. iMini boiler with EPH thermostat control.

Utility

9'5" x 7'11"

Connections for washing machine or dishwasher. UPVC rear door, pendant light fitting, breakfast bar, one radiator.

Bedroom

8'10" x 10'9"

Pendant light fitting, carpet flooring, one radiator



Downstairs Bathroom
8'10" x 5'11"

Low level WC, pedestal basin with mixer tap, glass shelf, electric walk-in shower with sliding enclosure, light fitting to ceiling, vinyl flooring

Stairs / Landing

4'1" x 9'1"

One radiator, carpet flooring, built in storage cupboard, pendant light fitting, access to loft

Bedroom

9'7" x 11'10"

UPVC window to the front, one radiator, built in storage cupboard, pendant light fitting, carpet flooring

Bedroom

8'8" x 8'9"

UPVC window to the front, carpet flooring, one radiator, pendant light fitting

Bedroom

9'4" x 12'2"

UPVC window to rear, carpet flooring, pendant light fitting, one radiator, storage cupboards

Bathroom

4'6" x 8'11"

Low level WC, vinyl flooring, bath with shower attachment to taps, vanity cupboard, wall mounted porcelain basin, one radiator

Outside

Garden to the rear with access to shed lawn and a patio

and brick built shed to rear of garden

Front door access down a shared alleyway

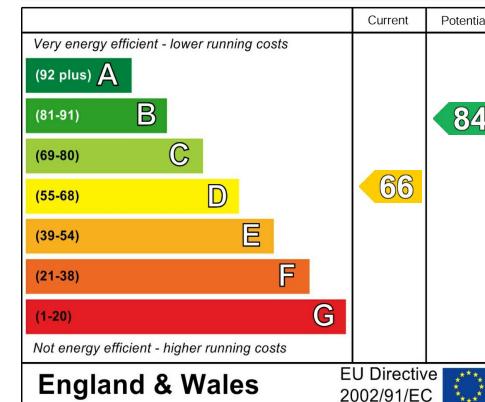
Front garden laid with patio and picket fence

Fixtures & Fittings

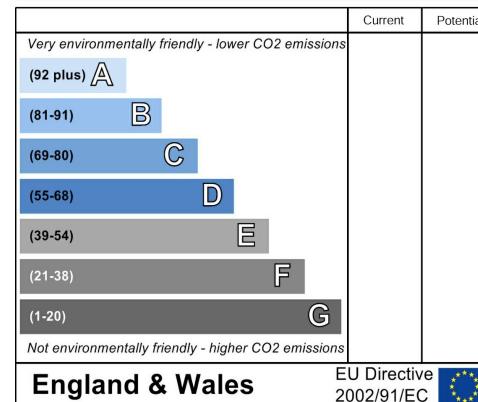
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

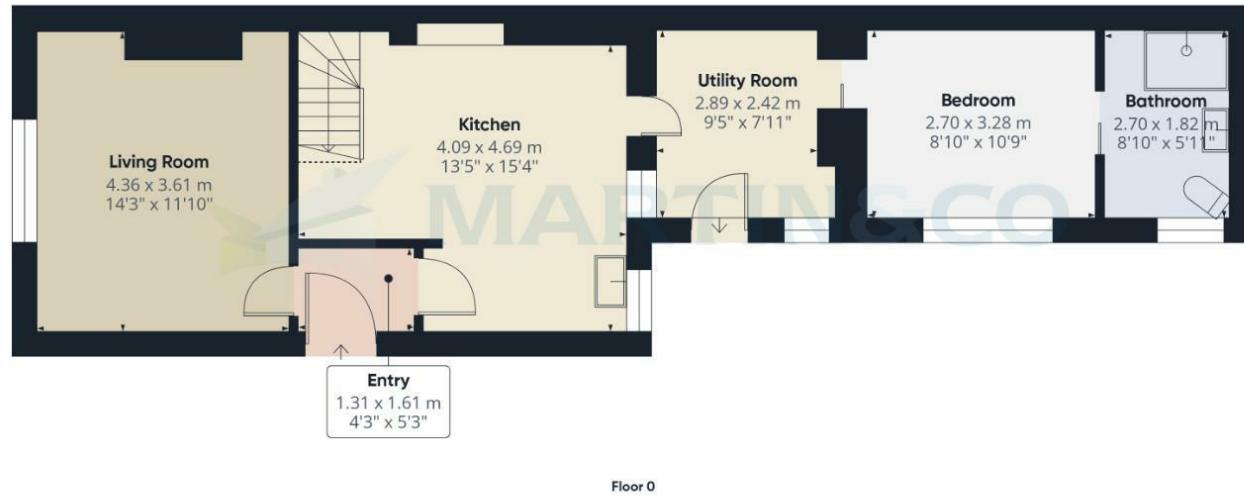
Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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Approximate total area⁽¹⁾

93.8 m²

1012 ft²

Reduced headroom:

0.7 m²

8 ft²



(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Martin & Co Lincoln Lettings

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW

01522 503727 . lincoln@martinco.com

01522 503727

<http://www.martinco.com>

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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.

 The Property Ombudsman