



**Beverley Grove, North Hykeham,  
Lincoln**

0245 000

  
**MARTIN&CO**

# Beverley Grove, North Hykeham, Lincoln

House - Detached  
3 Bedrooms, 3 Bathroom

£315,000

Date Available:  
Deposit:

- Extended Detached Family Home
- Modern and Well Presented
- Landscaped Rear Garden
- Living Room and Separate Dining Room
- Driveway Parking for Multiple Vehicles
- Kitchen with Utility Room
- Attached Garage
- Tenure: Freehold
- EPC Rating - C
- Council Tax Band - C

Extended three bedroom detached family home on Beverley Grove within the popular North Hykeham area of Lincoln. Internally comprising of a porch entrance, living room and dining room, extended modern kitchen and utility with WC, three bedrooms and a family bathroom. Must view to fully appreciate.



Extended three bedroom detached family home on Beverley Grove within the popular North Hykeham area of Lincoln. Internally comprising of a porch entrance, living room and dining room, extended modern kitchen and utility with WC, three bedrooms and a family bathroom. Driveway parking for multiple vehicles, front and landscaped rear garden plus an attached garage.

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 - C  
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Tenure - Freehold

Porch  
7'4" x 2'8"  
Composite entrance door with PVC side panels, tiled flooring and wall lighting.

Hallway  
Laminate wood effect flooring, radiator, light fittings and EPH digital heating controls.  
Stairs rising to the first floor with a storage cupboard below.

Living Room  
15'7" x 12'5" (max measurements).  
PVC front window, carpet flooring, radiator and a light fitting.

Dining Room  
11'5" x 10'3"  
PVC French doors and side panel to the rear garden, carpet flooring, radiator and a light fitting.

Kitchen  
17'3" x 8'10"  
Base and eye level units with roll edge work surfaces and feature lighting, brick effect tile splash back and an inset stainless steel sink and drainer. Fitted oven, induction hob with extractor over and space for an American style fridge freezer. PVC rear window, spot lit ceiling, laminate wood effect flooring and a radiator.

Utility Room  
8'4" x 6'10"  
Base and eye level units with roll edge work surfaces, space and plumbing for both a washing machine and tumble dryer. PVC side door and rear window, laminate wood effect flooring, radiator and spot lit ceiling. Access to the garage.

Cloakroom  
5'8" x 3'0"  
Low level WC, pedestal wash basin, radiator, tiled flooring, PVC side window and a spot lit ceiling.

Stairs / Landing  
Carpet flooring, PVC side window, light fitting and access to the loft via a pull down ladder offering partial boarding, power and lighting.

Bedroom  
14'3" x 12'5"  
Bedroom - 4.349 x 3.810  
PVC window to the front aspect, carpet flooring, light fitting and a radiator.

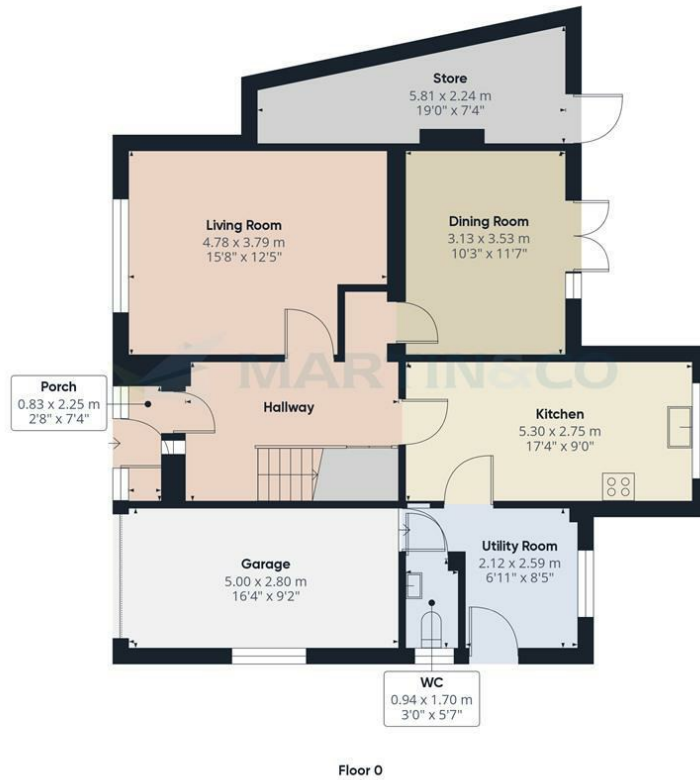
Bedroom  
12'6" x 11'8"  
PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

Bedroom  
8'0" x 7'11"  
PVC window to the front aspect, carpet flooring, light fitting, radiator and a fitted wardrobe.



Energy Efficiency Rating		Current	Potential
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		
Not energy efficient - higher running costs			
		69	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91)	A		
(69-80)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Approximate total area<sup>(1)</sup>  
 131.02 m<sup>2</sup>  
 1410.29 ft<sup>2</sup>

(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 Lettings  
 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.