



**Highfield Terrace, North Hykeham,  
Lincoln**

0040 000

  
**MARTIN & CO**

# Highfield Terrace, North Hykeham, Lincoln

Bungalow - Detached  
3 Bedrooms, 3 Bathroom

£240,000

Date Available:

Deposit:

- Detached Bungalow
- Generous Plot
- Non-Estate Position
- Private Road
- Modern Kitchen and Shower Room
- Sun Room
- Open Plan Lounge and Dining Room
- No Onward Chain
- Freehold
- EPC Rating D / Council Tax B

Three bedroom detached bungalow occupying a generous plot with a non-estate position on a private road in the popular North Hykeham area. Comprising internally of an entrance passage, modern kitchen and shower room, sun room, three bedrooms and an open plan lounge and dining area. No onward chain.



Three bedroom detached bungalow occupying a generous plot with a non-estate position on a private road in the popular North Hykeham area. Comprising internally of an entrance passage, modern kitchen and shower room, sun room, three bedrooms and an open plan lounge and dining area. Front and rear gardens, driveway parking and large garage. No onward chain.

Highfield Terrace is located just off Lincoln Road in North Hykeham, situated to the south of Lincoln, benefitting from local schooling and amenities plus easy access to the A46 bypass.

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

**COVERED PASSAGE**  
Composite door to the front with a stable door to the rear accessing the garden, tiled flooring, light fitting and a water supply.

**HALL**  
Double glazed entrance door, carpet flooring, light fitting, radiator, Danfoss thermostatic control, airing cupboard housing the Worcester combination boiler and loft hatch access with lighting and a pull down ladder.

**KITCHEN**  
9'11" x 7'11"  
Base and eye level units with thin worksurfaces, complimentary splash backs and an inset composite sink and drainer. Fitted oven, gas hob with extractor over, space and plumbing for a washing machine. Vinyl flooring, radiator and a light fitting. Open to the sun room.

**SUN ROOM**  
10'0" x 9'6"  
PVC French doors and side panels to the rear, PVC window to the side, radiator, carpet flooring and a light fitting.

**DINING ROOM**  
13'8" x 9'11"  
PVC window to the side aspect, radiator, carpet flooring, light fitting and an electric feature fire with hearth and surround.

**LOUNGE**  
10'0" x 10'0"  
Dual aspect with PVC windows to the side and rear, carpet flooring and a radiator.

**BEDROOM**  
10'7" x 5'11"  
PVC window to the side aspect, carpet flooring, radiator and a pendant fitting.

**BEDROOM**  
10'9" x 10'4"  
PVC bay window to the front aspect, carpet flooring, radiator, pendant fitting and fitted bedroom furniture.

**BEDROOM**  
10'11" x 7'5"  
PVC bay window to the front aspect, carpet flooring, radiator and a light fitting.

**SHOWER ROOM**  
7'5" x 5'6" max measurements  
Low level WC, pedestal wash basin and a walk in mains fed shower cubicle. Vinyl flooring, mermaid boarded walls, double glazed window to the side, light fitting and a heated towel rail.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91)	A		84
(69-80)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Approximate total area<sup>(1)</sup>  
99.53 m<sup>2</sup>  
1071.30 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.

GIRAFFE 360

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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.