



Tiber Road, North Hykeham, Lincoln

Asking Price £185,000

MARTIN&CO

Tiber Road, North Hykeham,
Lincoln

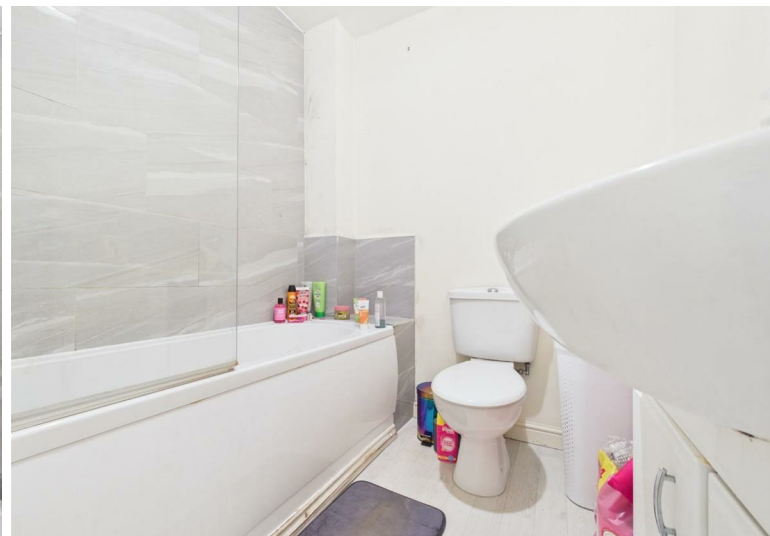
House - Mid Terrace
2 Bedrooms, 1 Bathroom

Asking Price £185,000

- 2 Double Bedrooms
- Perfect First Time or Investment purchase
- Allocated Parking & Garage
- Family Bathroom
- Downstairs Toilet
- Council Tax Band - A
- EPC - C
- Tenure - Freehold

Situated in the popular Manor Farm area of North Hykeham, this two bedroom mid-terrace home enjoys a convenient position close to a range of local amenities including shops, supermarkets, schools, parks, and regular transport links into Lincoln and the surrounding areas. The property offers modernised accommodation, off-road parking, a garage, and an enclosed rear garden, ideal for first-time buyers, downsizers, or investors.

Council Tax Band - A
EPC - C
Tenure - Freehold
Service Charge - approximately £440.00 per annum



Situated in the popular Manor Farm area of North Hykeham, this two bedroom mid-terrace home enjoys a convenient position close to a range of local amenities including shops, supermarkets, schools, parks, and regular transport links into Lincoln and the surrounding areas. The property offers modernised accommodation, off-road parking, a garage, and an enclosed rear garden, ideal for first-time buyers, downsizers, or investors.

Council Tax Band - A

EPC - C

Tenure - Freehold

Service Charge - approximately £440.00 per annum

Entrance Hall

Entered via a composite front door, the hallway features wood effect laminate flooring, radiator, pendant light fitting, and a useful storage cloakroom.

Kitchen

Recently installed and fitted with a range of base and eye level units with marble effect laminate worktops. Appliances include a Lamona induction hob, Beko electric oven, extractor hood, and space/plumbing for a washing machine and fridge freezer. Housed in one of the eye level units is an Ideal heat only boiler.

WC

Fitted with a low-level WC, pedestal porcelain wash basin, radiator, and consumer unit.



Living Room

A rear facing living area with French patio doors opening onto the garden. Features include wood effect laminate flooring, two radiators, electric fire with mantle and hearth, spotlight fitting, Honeywell thermostat, and stairs rising to the first floor.

Stairs & Landing

With carpet flooring, pendant light fitting, loft hatch, and partially boarded loft space.

Bedroom

A generous double bedroom with two front facing uPVC double glazed windows, radiator, carpet flooring, and pendant light fitting.

Bathroom

Comprising a low-level WC, vanity wash basin with

storage cabinet, panel bath with mixer shower over, radiator, under-counter shaver charging point, Vortice extractor fan, and wood-effect vinyl flooring.

Bedroom

Rear facing double bedroom with uPVC double glazed window, radiator, carpet flooring, pendant light fitting, and airing cupboard housing the hot water tank.

Outside

Rear Garden

Enclosed rear garden mainly laid to lawn with patio seating area, composite fencing which includes a 25 year guarantee from fitting, and gated rear access leading to the parking area.

Garage & Parking

Single garage with up and over door, power, lighting, separate RCD, and pedestrian access from the garden. Off-road parking for one vehicle.


Front Garden


Pathway leading to the front door with lawned edges and attractive picket style fencing.

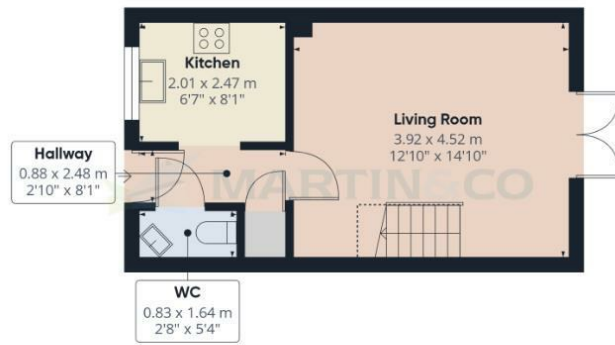
Fixtures & Fittings

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.

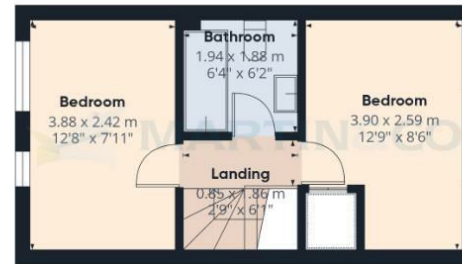


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

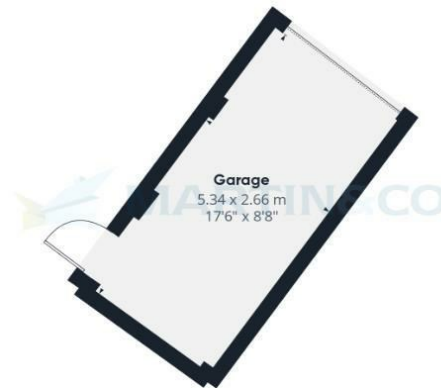
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

65.1 m²
701 ft²

Reduced headroom

1.5 m²
16 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.

GIRAFFE360

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.