



**Vulcan Crescent, North Hykeham,  
Lincoln**

0375 000

  
**MARTIN&CO**

# Vulcan Crescent, North Hykeham, Lincoln

Bungalow - Detached  
3 Bedrooms, 3 Bathroom

£375,000

Date Available:

Deposit:

- Generous Plot
- Millennium Lakes to Rear of Garden
- Extended Family Home
- Owned Solar Panels
- Multi Fuel Stove
- Master Bedroom with Wet Room
- Driveway Parking
- Detached Garage
- EPC Rating - B
- Council Tax Band - C / Tenure: Freehold

Extended three bedroom detached bungalow occupying a large plot on Vulcan Crescent in North Hykeham. Beautifully maintained and presented, this home comprises internally of an entrance hall, dual aspect living room, spacious breakfast kitchen, three bedrooms, master with wet room and a shower room.



Extended three bedroom detached bungalow occupying a large plot on Vulcan Crescent in North Hykeham. Beautifully maintained and presented, this home comprises internally of an entrance hall, dual aspect living room, spacious breakfast kitchen, three bedrooms, master with wet room and a separate shower room. Externally benefitting from driveway parking for multiple vehicles, detached garage, front and rear gardens. In the agents opinion, this property is something special and one to be viewed without delay to truly appreciate.

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.

Agent Note - This property sale is split across three separate titles as can be seen in the plot photo.  
The agent hasn't been notified of any issues with potential impact on the property. We recommend buyers to seek legal advice and to carry out their own due diligence on this matter.

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

Entrance Porch  
Composite entrance door, tiled flooring with matwell and lighting.

Hallway  
Laminate and carpet flooring, panel radiator and separate vertical radiator, two pendant fittings and a cupboard housing the heating controls, lighting, alarm panel and solar control. Access to the loft via a pull down ladder, with partial boarding, lighting and housing the Ideal boiler and stainless steel storage tank.

Dining Room / Bedroom  
11'5" x 10'10"  
PVC window to the front aspect, wood flooring, radiator and a light fitting.

Living Room  
17'4" x 13'4"  
Dual aspect with PVC windows to the front and side, carpet flooring, radiator, ceiling and wall lighting plus a multi fuel stove with hearth and surround.

Bedroom  
12'8" x 11'0"  
PVC window to the front aspect, carpet flooring, radiator, light fitting and fitted wardrobes.

Bedroom  
15'10" x 13'0"  
PVC window to the side aspect, carpet flooring, vertical radiator, light fitting, fitted wardrobes and PVC French doors to the rear,.

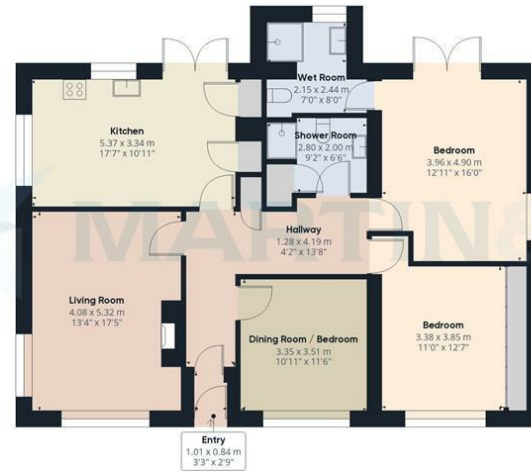
Ensuite  
8'7" x 7'11" (max measurements).  
Wet room ensuite with high WC, pedestal wash basin and a walk in shower with floor drain. Under floor heating, heated towel rail, PVC window to the rear, spot lit ceiling and extractor.

Shower Room  
9'1" x 6'7" (max measurements).  
Low level WC, pedestal wash basin and a mains fed shower cubicle. Velux window, vinyl flooring, spot lit ceiling, heated towel rail and an airing cupboard with a radiator.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 85                      | 90        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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



Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
137.6 m<sup>2</sup>  
1481.09 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.

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.