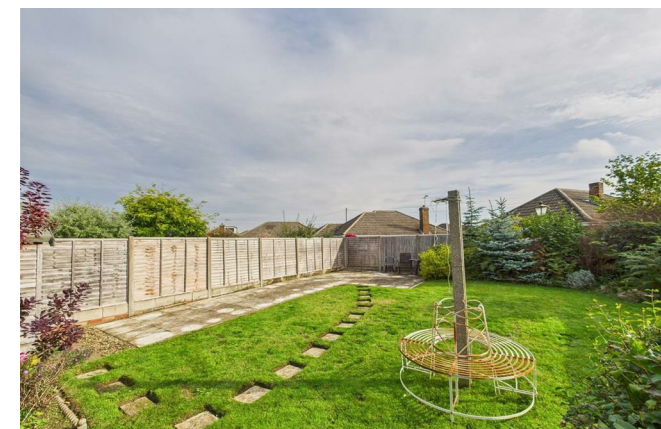




Robertson Road, North Hykeham, Lincoln

Asking Price £300,000

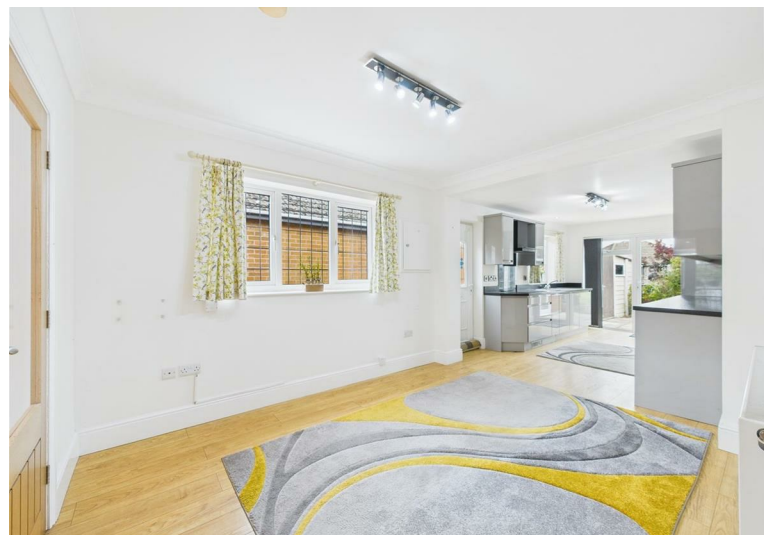

MARTIN&CO

Robertson Road, North
Hykeham, Lincoln

Bungalow - Detached
3 Bedrooms, 2 Bathrooms

Asking Price £300,000

- Extended Detached Bungalow
- Modern Fitted Kitchen
- Conservatory
- Primary Bedroom with Ensuite
- Front and Rear Gardens
- Generous Plot
- Popular Location
- Sold with No Onward Chain
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - C



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

Extended three bedroom detached bungalow occupying a pleasant and generous plot in North Hykeham. Comprising internally of a modern kitchen diner, living room, bathroom, three bedrooms, primary with ensuite and a conservatory. Front and rear gardens, driveway parking and a single garage. No onward chain.

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 - D
Council Tax Band - C
Tenure - Freehold

Kitchen Diner
26'2" x 9'11" (max measurements).
High gloss base and eye level units with laminated work surfaces, matching upstand and an inset stainless steel sink and drainer. Fully fitted to include a Neff hide and slide oven, integrated microwave, electric hob with extractor over, integrated fridge freezer plus a further integrated washing machine. PVC doors and windows to the side and rear, wood effect laminate flooring, ceiling lighting, plinth heaters, two radiators and a cupboard housing the mains consumer unit and electric meter.



Living Room

14'0" x 13'4"

PVC box bay window to the front aspect, wood effect laminate flooring, ceiling and wall lighting, radiator, Danfoss thermostat, electric feature fire with hearth and surround plus a built in storage cupboard.

Hallway

Wood effect laminate flooring, radiator, ceiling lighting, recessed shelving and access to the loft via a pull down ladder with lighting. Shelved airing cupboard houses both the Worcester gas boiler and hot water cylinder with wall mounted controls.

Bedroom

10'8" x 10'4"

PVC window to the front aspect, wood effect laminate flooring, pendant fitting and a radiator.

Bathroom

6'5" x 6'3"

Low level WC, pedestal wash basin and a panel bath. PVC side window, wall tiling, vinyl wood effect flooring, heated towel rail and a spot lit ceiling.

Bedroom

10'4" x 7'10"

PVC window to the side aspect, carpet flooring, pendant fitting and a radiator.

Bedroom

14'1" x 11'8"

PVC window and French doors leading to the conservatory, carpet flooring, ceiling and wall lighting plus a radiator.

Ensuite

6'8" x 3'10"

Low level WC, pedestal wash basin and a double

cubicle housing the Mira electric shower. Wall tiling, vinyl wood effect flooring, heated towel rail, spot lit ceiling and extractor.

Conservatory

13'3" x 9'9"

Part brick, part PVC construction with French doors out to the garden, glazed roof with a pendant fitting, tiled flooring and a radiator.

Garage

16'7" x 8'2"

Up and over door to the front with a side personnel door and window, separately fused for light and power.

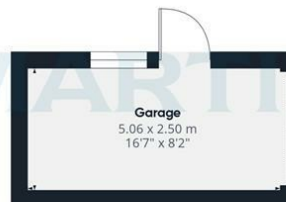
Outside

To the front is a garden being mostly laid to lawn with a long concrete driveway extending beyond the wrought iron gates, suitable for multiple vehicles to park off road. The front enjoys a pleasant outlook of the school playing field.

The rear boasts a fully enclosed, private, East facing garden being mostly laid to lawn with mature planted borders and two separate patio areas. Further benefitting from outside lighting, water supply and a summer house that is to be included within the sale.

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.



Approximate total area⁽¹⁾
113.6 m²
1224 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

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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.

