



Manor Road, North Hykeham, Lincoln

Asking Price £220,000

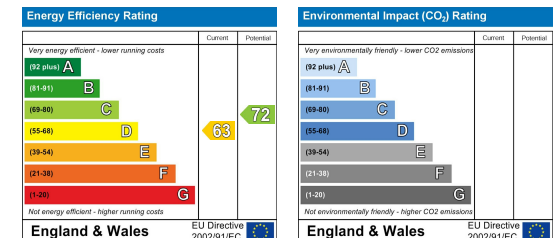

MARTIN&CO

Manor Road, North Hykeham,
Lincoln

Bungalow - Detached
2 Bedrooms, 1 Bathroom

Asking Price £220,000

- Mature Residential Location
- Shower Room
- Front and Rear Gardens
- Driveway Parking
- Gated Carport
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - B



Two bedroom detached bungalow situated within a mature residential area, just off Lincoln Road in North Hykeham. Comprising internally of a kitchen, lounge, shower room and two bedrooms. Externally offering a gated carport, front and rear gardens and driveway parking. Sold with 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 - B
Tenure - Freehold

Hallway
PVC entrance door and side windows, carpet flooring, radiator, Honeywell thermostatic control and access to the loft.

Lounge
14'4" x 11'11" (max measurements).
PVC windows to the front, carpet flooring, radiator, light fitting and a gas feature fire with hearth and surround.



Kitchen

11'3" x 7'10"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted electric oven, gas hob with extractor over, integrated fridge and freezer plus space and plumbing for a washing machine. PVC rear door and window, vinyl flooring, radiator, light fitting and the mains consumer unit. The Worcester gas boiler is wall mounted and housed.

Shower Room

8'5" x 7'4"

Low level WC, pedestal wash basin and a sliding double cubicle housing the Mira electric shower. PVC rear window, vinyl flooring, radiator, light and extractor. Shelved airing cupboard houses the hot water cylinder.

Bedroom

12'7" x 8'6"

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

Bedroom

13'5" x 8'11"

PVC window to the front, carpet flooring, light fitting, radiator and a fitted wardrobe.

Outside

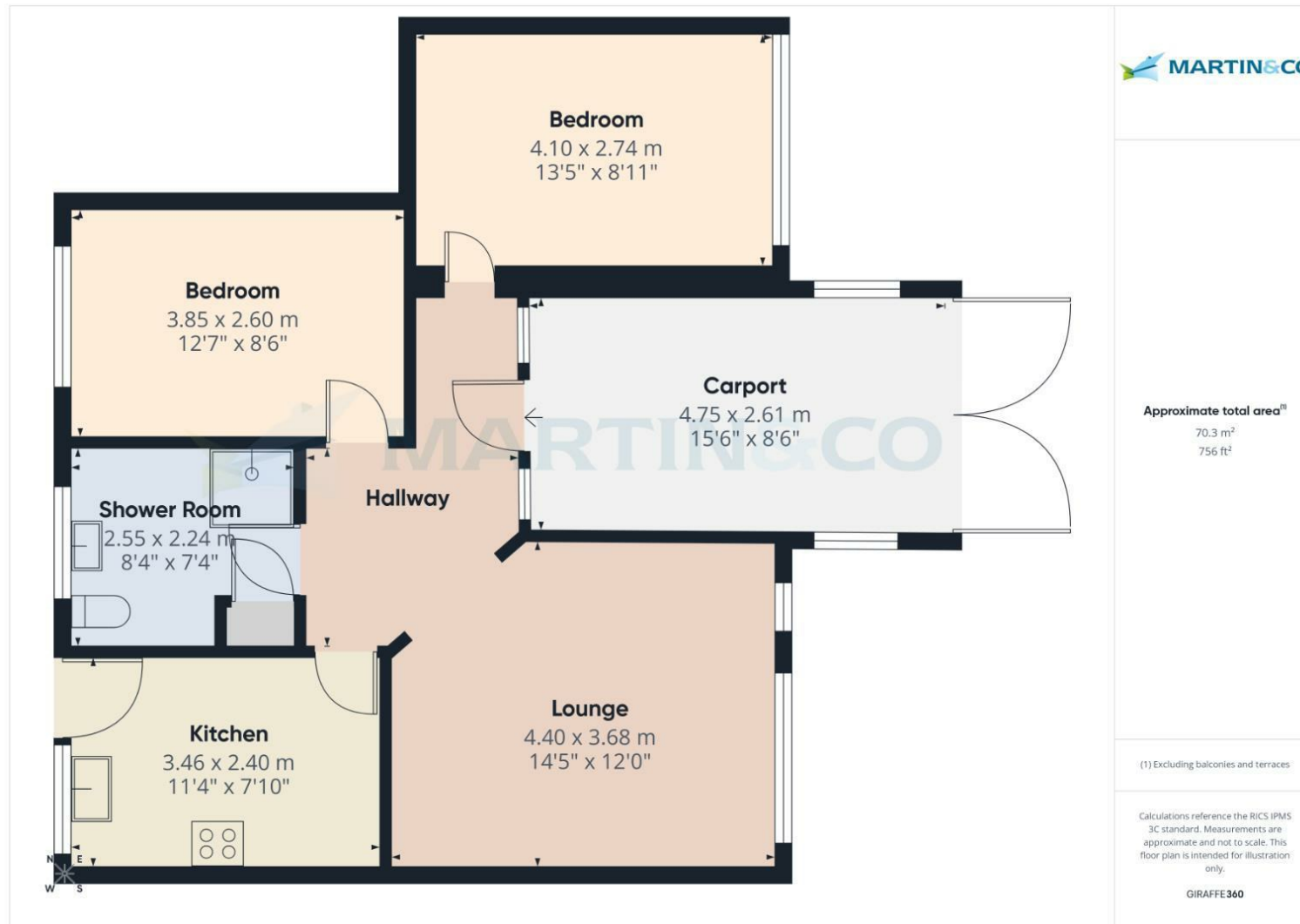
To the front is a low maintenance gravel garden with planted shrubs within a walled perimeter. There is a concrete driveway for off road parking leading to the gated carport. Gated access to the side leading to the rear garden. The carport benefits from light and power. The Westerly facing rear garden has been landscaped for low maintenance care with raised beds, small lawned area and an extensive patio.

Further benefitting from lighting and water supply plus a garden shed and summer house 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.



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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.