



**Jaguar Drive, Lincoln**

**£220,000**

  
**MARTIN & CO**

Jaguar Drive, Lincoln

Bungalow - Semi Detached  
2 Bedrooms, 2 Bathroom

£220,000

Date Available:

Deposit:

null

- Cul-De-Sac Position
- Landscaped Gardens
- Driveway Parking and Workshop
- Dual Aspect Living Room
- Sun Room
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - B

Two bedroom semi-detached bungalow nestled within a cul-de-sac position in North Hykeham. This well presented home comprises internally of an entrance hall with porch, dual aspect living room, kitchen, sun room, two bedrooms and a shower room. Landscaped gardens, driveway and workshop. No chain.



Two bedroom semi-detached bungalow nestled within a cul-de-sac position in North Hykeham. This well presented home comprises internally of an entrance hall with porch, dual aspect living room, kitchen, sun room, two bedrooms and a shower room. Externally benefitting from driveway parking for multiple vehicles, over 40ft long workshop, front and rear gardens. 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 - C  
Tenure - Freehold

Porch  
3'3" x 2'9"  
PVC entrance door, carpet flooring and a light fitting.

Hallway  
Laminate flooring, radiator, pendant fitting and Drayton digital thermostatic control. Access to the loft via a fitted pull down ladder.

Living Room  
16'10" x 12'0"  
Dual aspect room with PVC windows to the front and side aspect, carpet flooring, pendant fitting, radiator and a gas feature fire with hearth and surround.

Bedroom  
12'4" x 10'11" (max measurements).  
PVC front window, carpet flooring, pendant fitting, radiator and fitted sliding wardrobes.

Bedroom  
10'11" x 10'10"  
PVC window to the rear, carpet flooring, pendant fitting and a radiator.

Shower Room  
6'11" x 6'4"  
Fully tiled room with a three piece suite comprising of a WC, pedestal wash basin and a double cubicle with electric power shower. Heated towel rail, light and extractor plus a shelved airing cupboard with a radiator.

Kitchen  
10'11" x 8'10"  
Base and eye level units with roll edge work surfaces, tiled splash backs and an inset composite sink and drainer. Freestanding Hotpoint gas cooker with extractor over, space and plumbing for a washing machine plus further appliance under counter space. PVC side window, tiled flooring, light fitting, radiator and mains consumer unit housed.

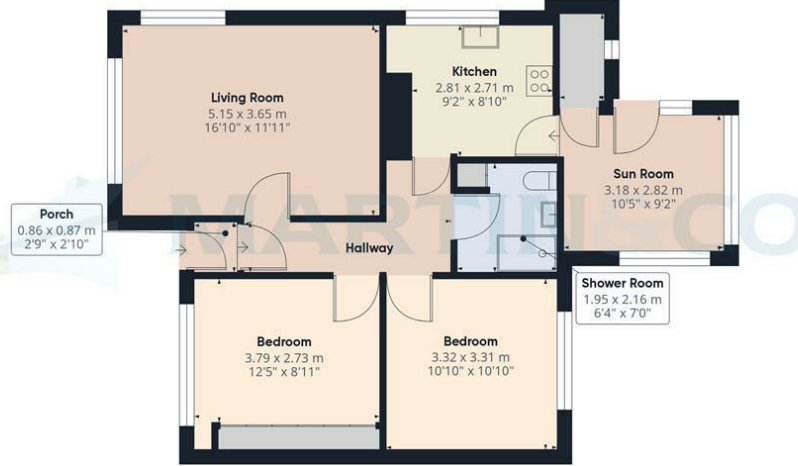
Sun Room  
10'6" x 9'2"  
Part brick, part PVC construction with windows and access door to the garden, tiled flooring, radiator and a light fitting. Access to the storage cupboard which has a PVC rear window, lighting and houses the Baxi combination boiler.

Workshop  
45'2" x 8'8" (approximate measurements).  
Extended with three sections, side personnel door for access, side windows, light and power.

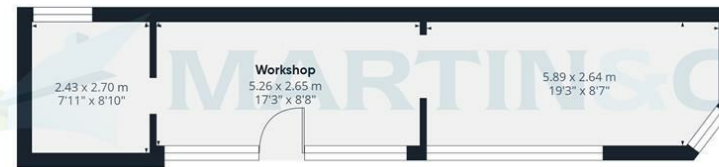


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>61</b>	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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		
England & Wales	EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
109.72 m<sup>2</sup>  
1181.02 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.

Calculations are based on RICS IPMS 3C standard.

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.