



Rivermead, Lincoln

Asking Price £380,000



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Detached House - Detached
4 Bedrooms, 2 Bathroom

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- Detached Family Home
- Four Bedrooms
- Master with Ensuite
- Garden Room
- Single Garage with Gym area
- Enclosed Rear Garden
- Driveway Parking
- Council Tax D

Four bedroom detached family home situated within the ever popular North Hykeham area. Internally comprising of an entrance hall with WC, dining room, lounge and kitchen, four bedrooms, master with dressing room and ensuite and a family bathroom. Single garage with gym/storage area, driveway parking and gardens.



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Tenure-Freehold
Council Tax Band D
EPC Grade Tbc

Broadband (estimated speeds) Standard 4 mbps
Superfast 51 mbps Ultrafast 2000 mbps
Mobile (based on calls indoors) O2 EE Three
Vodafone
Satellite & Cable TV Availability BT Sky Virgin

Entrance Hall
Door to front elevation, tiled flooring, radiator and understairs store.

Cloakroom
Window to front aspect, radiator and two piece white suite of pedestal wash basin and low level W.C.

Lounge
16'7" x 10'6"
Bay window to front aspect, two radiators, two pendant light fittings and a decorative fireplace surround.

Dining Kitchen
27'0" x 10'7"
With windows to rear and side aspect, door to rear,



range of base and eye level units with extensive work surfaces, inset composite sink unit, built-in oven and microwave, hob and extractor hood. Under counter space for washing machine plumbing and dishwasher, and space for double fridge freezer.

Garden Room

12'10" x 9'5"
Window to rear aspect, radiator, vaulted ceiling with 2 velux windows and french doors to side aspect.

Garage/Gym/Office

9'10" x 8'3"
Part of the original garage, window to side aspect, radiator and electric supply. The remaining part of the garage is still accessible from the up and over door to the front.

First Floor Landing
With pendant fitting, loft hatch access and an airing cupboard housing the hot water cylinder.

Bedroom 1
11'11" x 10'9"
Window to front aspect, radiator and pendant light fitting.

Dressing Room
9'7" x 7'1"
Window to front aspect, radiator and range of wardrobes.

En-Suite
7'10" x 4'10"
Window to side aspect, towel radiator, vanity unit with

storage and wash basin, low level W.C and mains shower cubicle

Bedroom 2
10'8" x 10'7"
Window to rear aspect, radiator and pendant light fitting.

Bedroom 3
10'11" x 8'7"
Window to front aspect, radiator and pendant light fitting.

Bedroom 4
11'11" x 7'6"
Window to rear aspect, radiator and pendant light fitting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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Bathroom

8'2" x 7'2"

Window to rear aspect, Low level WC, pedestal wash basin, panel bath and radiator

Outside

To the front is a block paved driveway suitable for off road parking, laid lawn and planted borders and pathway leading to the side gate. The rear is an enclosed garden with patio and decorative gravelled areas with a variety of shrubs and bushes.

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.



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.

