



**Alderney Way, North Hykeham,
Lincoln**

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MARTIN & CO

Alderney Way, North Hykeham,
Lincoln

Bungalow - Detached
5 Bedrooms, 5 Bathroom

£290,000

Date Available:

Deposit:

- Extended Dormer Bungalow
- Desirable Location
- Spacious Lounge
- Ground Floor and First Floor Bedrooms
- Modern Four Piece Bathroom
- Single Garage and Driveway Parking
- No Onward Chain
- Freehold / Council Tax Band - C / EPC Rating - D

Extended five bedroom detached dormer bungalow within the popular mature area off Fen Lane in North Hykeham. Property would benefit from a degree of modernisation and is being sold with no onward chain.



Extended five bedroom detached dormer bungalow within the popular mature area off Fen Lane in North Hykeham. Comprising internally of an entrance hall, three bedrooms to the ground floor, four piece bathroom, spacious lounge, dining room and open plan to the kitchen, utility area, two further bedrooms to the first floor with a shower room. Externally the property has a private and enclosed rear garden, single garage and driveway parking.

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

Entrance Hall
Composite front door, carpet flooring, pendant fitting, radiator, storage cupboard and stairs rising to the first floor.

Lounge
17'4" x 10'5"
Carpet flooring, double glazed window to the front, radiator, light fitting, gas feature fire with hearth and surround plus fitted wall storage with lighting.

Bedroom
11'9" x 9'10" (measured to wardrobes).
Double glazed window to the front aspect, carpet flooring, radiator, pendant fitting and fitted bedroom furniture.

Bathroom
9'6" x 5'10"
Fully tiled room with a four piece suite comprising of a concealed cistern WC, vanity sink, panel bath with shower head and hose attachment plus a mains fed shower cubicle. Heated towel rail and a double glazed window to the side.

Bedroom
10'9" x 9'10"
Double glazed window to the rear aspect, carpet flooring, radiator and a pendant fitting.

Bedroom
9'2" x 6'2"
Double glazed window to the rear aspect, carpet flooring, radiator and a pendant fitting.

Dining Room
12'1" x 9'2"
Fitted bookcase, carpet flooring, light fitting and a radiator.

Kitchen
9'6" x 8'2"
Base and eye level units with roll edge worksurfaces, tiled splash backs and an inset composite sink and drainer. Fitted double oven, electric hob with extractor over plus an integrated fridge. Double glazed window to the rear, carpet flooring and spot lit ceiling.

Utility Area
8'10" x 7'2"
Pendant fitting, double glazed window to the rear and side door, connection for the washing machine, radiator, carpet tiles and access to the store room.

Stairs / Landing
Carpet flooring and a light fitting.

Bedroom
12'9" x 9'2"
Laminate flooring, radiator, light fitting, Velux window to the rear and storage to the eaves.



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		
		80
	61	
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

England & Wales

England & Wales



Floor 0



Floor 1

Approximate total area⁸

132.83 m²

1429.74 ft²

Reduced headroom

11.6 m²

124.9 ft²

Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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>

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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.