



**Pendine Crescent, North Hykeham,
Lincoln**

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MARTIN&CO

Pendine Crescent, North Hykeham, Lincoln

Bungalow - Detached 3 Bedrooms, 3 Bathroom

- Extended Family Home
- Desirable Mature Residential Location
- Corner Plot Position
- Shower Room with additional Cloakroom
- Three Bedrooms plus a Study
- Driveway Parking with Garage
- Tenure - Freehold
- Council Tax Band - C / EPC Rating - D

Three bedroom detached bungalow occupying a generous corner plot on the much desirable Pendine Crescent, off Fen Lane in North Hykeham. This extended home comprises internally of a living room, kitchen diner, modern shower room with a further cloakroom, three bedrooms and a study.



Three bedroom detached bungalow occupying a generous corner plot on the much desirable Pendine Crescent, off Fen Lane in North Hykeham. This extended home comprises internally of a living room, kitchen diner, modern shower room with a further cloakroom, three bedrooms and a study. Externally offering gardens to the front, side and rear aspects, driveway parking for multiple vehicles and an attached garage. Viewings are highly recommended to fully appreciate this spacious property.

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
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Tenure - Freehold

Entrance Hall
Composite front door with side panel, PVC side window, carpet flooring, pendant fitting, Worcester digital controls, radiator and a built in shelved cupboard with a radiator. Access to the loft via a pull down ladder, being partially boarded with lighting, housing the Worcester combination boiler.

Living Room
15'10" x 11'11"
Dual aspect room with PVC windows to the front and rear, carpet flooring, ceiling and wall lighting, two radiators and an electric feature fire with hearth and surround.

Kitchen Diner
19'8" x 9'10"
Having been extended to the rear, this spacious kitchen diner comprises of base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted double oven, gas hob with extractor over, space for a fridge freezer plus further space and plumbing for a washing machine and slimline dishwasher. Tiled flooring, radiator, fitted storage cupboard, ceiling lighting, PVC windows to the side and rear plus PVC side door accessing the garden.

Bedroom
13'10" x 10'5"
PVC windows to the front and side aspects, carpet flooring, pendant fitting and a radiator plus fitted wardrobes.

Shower Room
9'10" x 5'2"
Low level WC, vanity wash basin and a double cycle with mains thermostatic overhead rainfall shower and separate body sprayer. Tiled flooring, PVC side window, heated towel rail and ceiling lighting.

Cloakroom
5'7" x 2'8"
WC, PVC side window, vinyl flooring, radiator and a pendant fitting.

Bedroom
9'4" x 7'0" + 9'4" x 8'2"
Bedroom - 2.866 x 2.144 + 2.862 x 2.512
Extended to the rear with a PVC window, carpet flooring, radiator and two pendant fittings.

Study
9'4" x 8'1"
Accessed via middle bedroom with PVC side window, carpet flooring, radiator and a fluorescent light fitting.

Bedroom
10'7" x 9'11"
PVC window to the side aspect, carpet flooring, pendant fitting and a radiator.

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
112 m²
1205.57 ft²

(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.

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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.