



**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 - TBC / Council  
Tax Band - B



Energy Efficiency Rating	
	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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	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>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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.

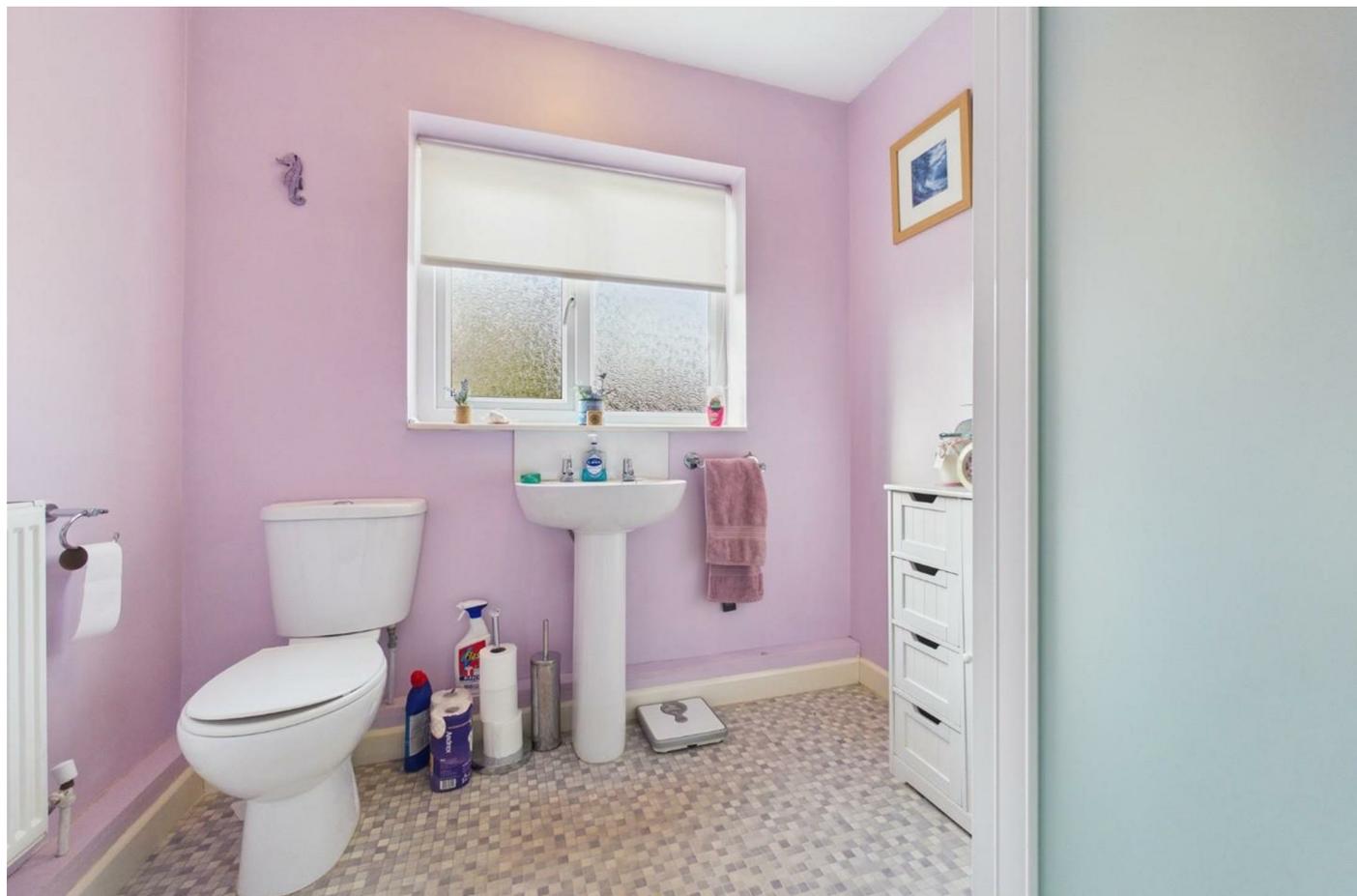
North Hykeham is situated to the south of the city, benefitting from a range of amenities including schooling of all ages, supermarkets, doctors surgery, shops and much more. Regular bus service operates into Lincoln city centre with road and rail links also nearby.

EPC Rating - TBC

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.

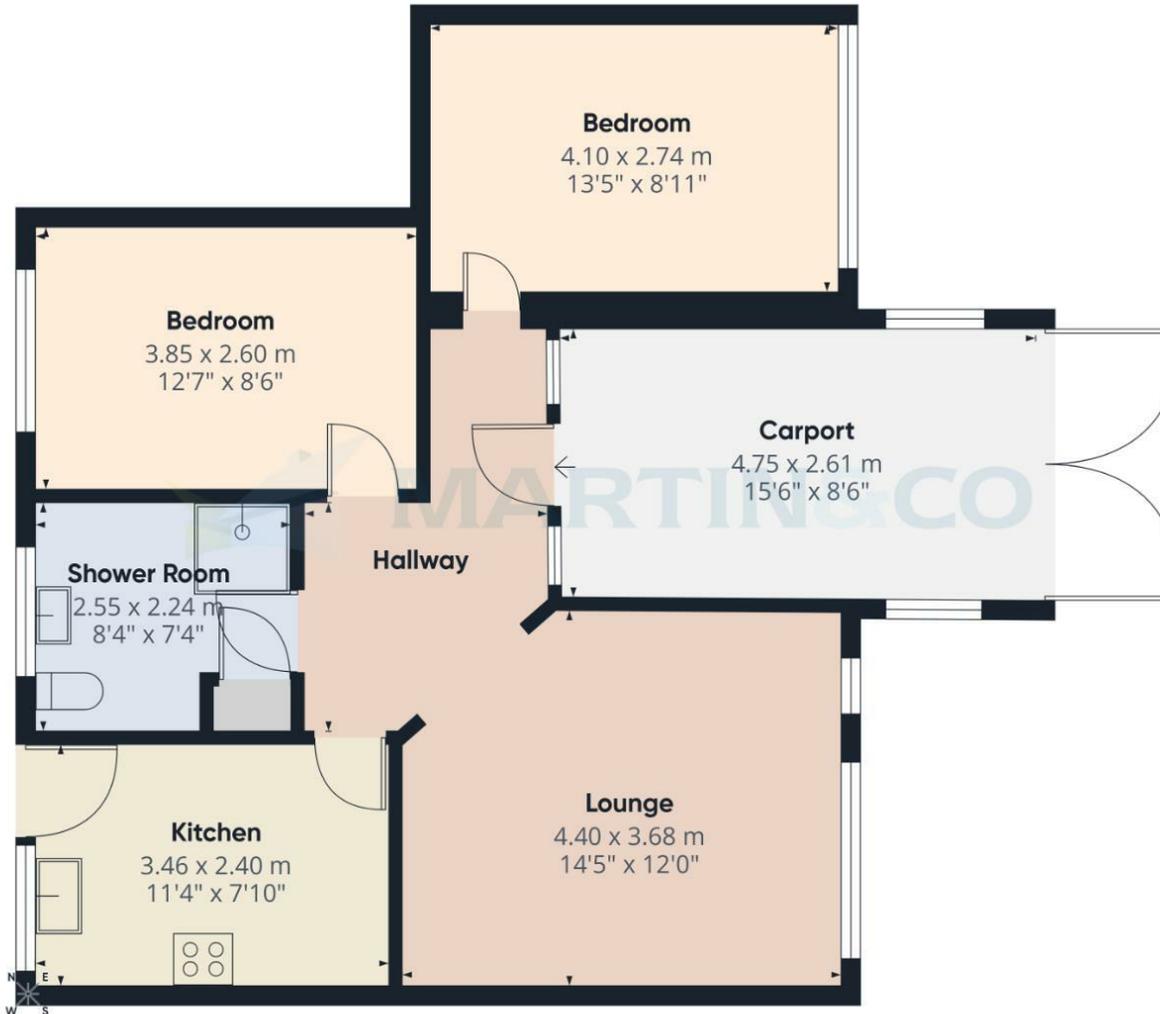
#### Outside

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.



**Approximate total area<sup>(1)</sup>**  
70.3 m<sup>2</sup>  
756 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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