



**Regents Park Close, North Hykeham**

**£220,000**

  
**MARTIN&CO**



# Regents Park Close, North Hykeham

Bungalow - Detached  
2 Bedrooms, 2 Bathroom

£220,000

Date Available:  
Deposit:

- Detached Bungalow
- Generous Plot
- Mature Cul-De-Sac
- Front and Rear Gardens
- Driveway Parking
- Attached Single Garage
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D
- Council Tax Band - B

Two bedroom detached bungalow occupying a generous plot within a quiet mature cul-de-sac setting in North Hykeham. Comprising internally of an entrance hall with storage, open plan living room and dining area, two double bedrooms, modern shower room and a kitchen. Sold with no onward chain.



Two bedroom detached bungalow occupying a generous plot within a quiet mature cul-de-sac setting in North Hykeham. Comprising internally of an entrance hall with storage, open plan living room and dining area, two double bedrooms, modern shower room and a kitchen. Externally enjoying front and rear gardens with driveway parking and an attached single garage. 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 - B  
Tenure - Freehold

Porch  
PVC entrance door and side panel, fitted mat well flooring and wall lighting.

Hallway  
Glazed wooden door accessing from the porch, carpet flooring, radiator, pendant fitting and a deep storage cupboard.

Living Room  
14'9" x 10'2"  
PVC window to the front, carpet flooring, radiator, ceiling and wall lighting plus a gas fire with hearth.

Dining Room  
7'2" x 6'5"  
Formally the third bedroom, this room has been opened up and reconfigured for use as a dining area. Double glazed side window, carpet flooring, pendant fitting and a radiator.

Hallway  
Carpet flooring, pendant fitting, access to the loft, Honeywell thermostat and an airing cupboard housing the hot water cylinder.


Kitchen  
10'3" x 8'11"  
Base and eye level units with laminate work surfaces and tiled splash backs, inset stainless steel sink and drainer. Beko freestanding gas cooker is included within the sale, space and plumbing for a washing machine. Vinyl flooring, radiator, fluorescent lighting, double glazed side window and glazed wooden door, PVC rear window, wall mounted Main gas boiler with Salus digital controls.


Bedroom  
9'5" x 8'11"  
PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

Shower Room  
8'10" x 6'4"  
Low level WC, pedestal wash basin and a walk in double tray with electric power shower over. Wood effect laminate flooring, PVC side window, radiator, light and extractor.

Bedroom  
12'3" x 9'5"  
PVC window to the front aspect, carpet flooring, pendant fitting and a radiator.

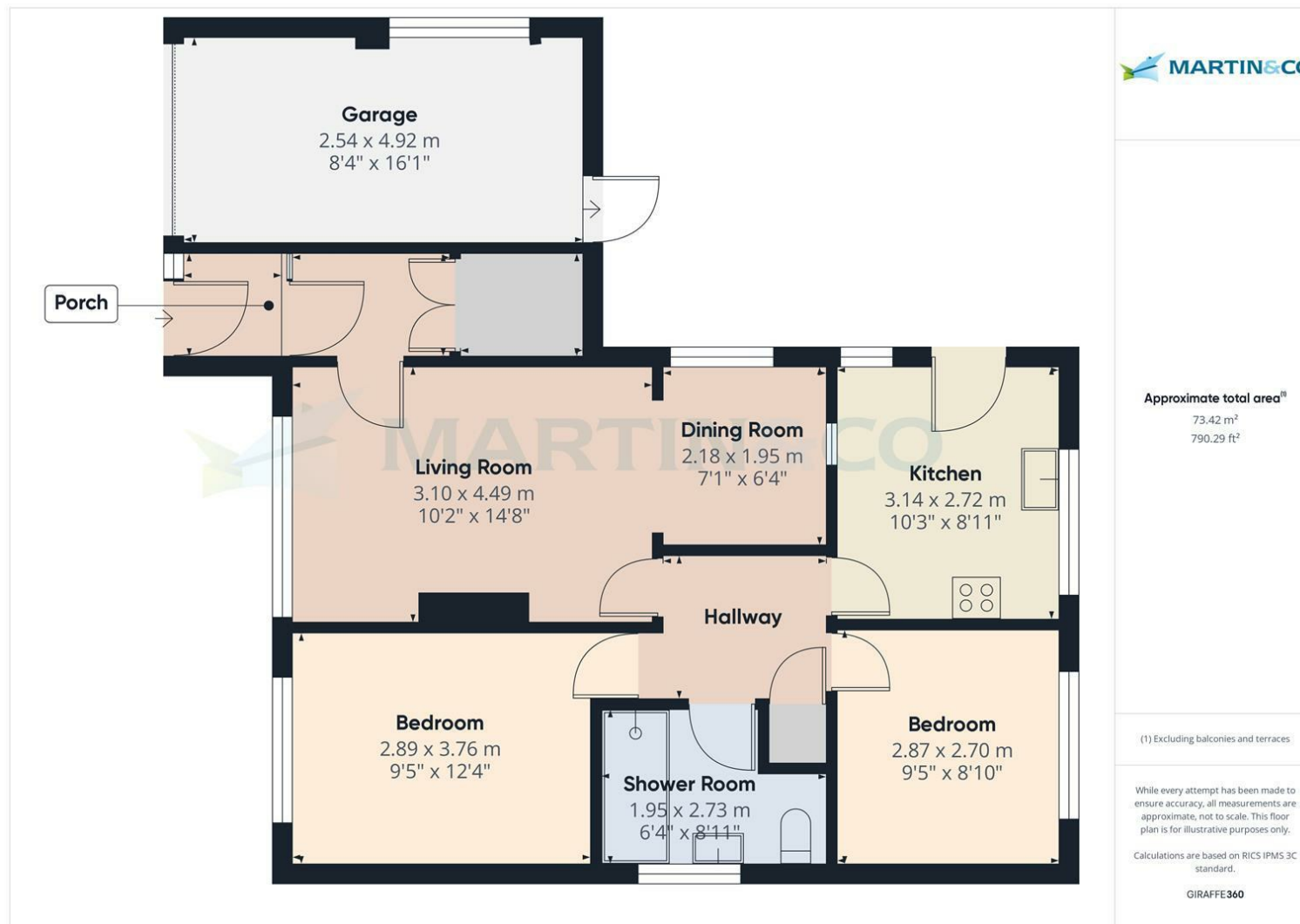
Garage  
16'2" x 8'3"  
Electric remote roller door to the front with a personnel door to the rear, side window, light and power with the mains consumer unit housed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		







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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.