



**Chapel Lane, North Hykeham,
Lincoln**

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MARTIN & CO

Chapel Lane, North Hykeham,
Lincoln

Bungalow - Detached
2 Bedrooms, 2 Bathroom

£220,000

Date Available:

Deposit:

- Modernised Throughout
- Detached Bungalow
- Two Double Bedrooms
- Low Maintenance Rear Garden
- Solar Panels
- EPC Rating - B
- Tenure - Freehold
- Council Tax - B

Detached two bedroom bungalow within the ever popular location of North Hykeham. Property has been modernised throughout. Briefly comprising; entrance porch, hall, lounge, kitchen diner, two bedrooms and a bathroom plus driveway parking and garden.



Description

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North Hykeham is on the outskirts of Lincoln and offers access to the A46 relief road, bus routes and rail links with nearby amenities including schooling, shops, doctors, dentists and public houses.

Tenure - Freehold
Council Tax Band - B
EPC Rating - B

Porch
3'10" x 2'4"
PVC double glazed entrance door, tiled flooring, light fitting and solar panel controls.

Entrance Hall
15'2" x 4'7"
Single glazed wooden internal entrance door and side window, laminate wood flooring, light fitting and a radiator.

Living Room
16'10" x 11'10"
PVC double glazed window to the front aspect and two further feature windows to the side aspect, laminate wood flooring, light fitting, radiator and an electric feature fire with hearth and surround.

Kitchen/Diner
17'2" x 11'9"
Base and eye units with laminate work surfaces, inset composite sink and drainer, induction hob with an electric oven grill and an extractor fan overhead. Space and plumbing for a washing machine and further space for a fridge freezer. Ideal combination Boiler housed in corner wall unit. PVC double glazed window to the side aspect, laminate wood flooring, two light fittings, PVC double glazed French patio doors accessing the rear garden and a vertical radiator. Consumer unit housed.

Master Bedroom
13'10" x 10'2"
PVC double glazed window to the front aspect, carpet flooring, light fitting and a radiator

Bedroom
12'9" x 10'3"
PVC double glazed window to the rear aspect, carpet flooring, light fitting and a radiator

Family Bathroom
8'3" x 6'9"
Low level WC, vanity sink with cabinet storage, further fixed storage mirrored cabinet, wall mirror and shelving, standard bath with mains fed shower overhead. Two PVC double glazed windows to the rear aspect, tiled flooring, light fitting, extractor fan and a heated towel rail. Loft access with pull down ladder.

Outside Space
The front of this property offers multi car parking on a block paved drive, with some under window shrubs, PIR external lighting and gated dual access to the rear garden. The rear enclosed, non overlooked garden offers a low maintenance attractive space and a large storage unit.

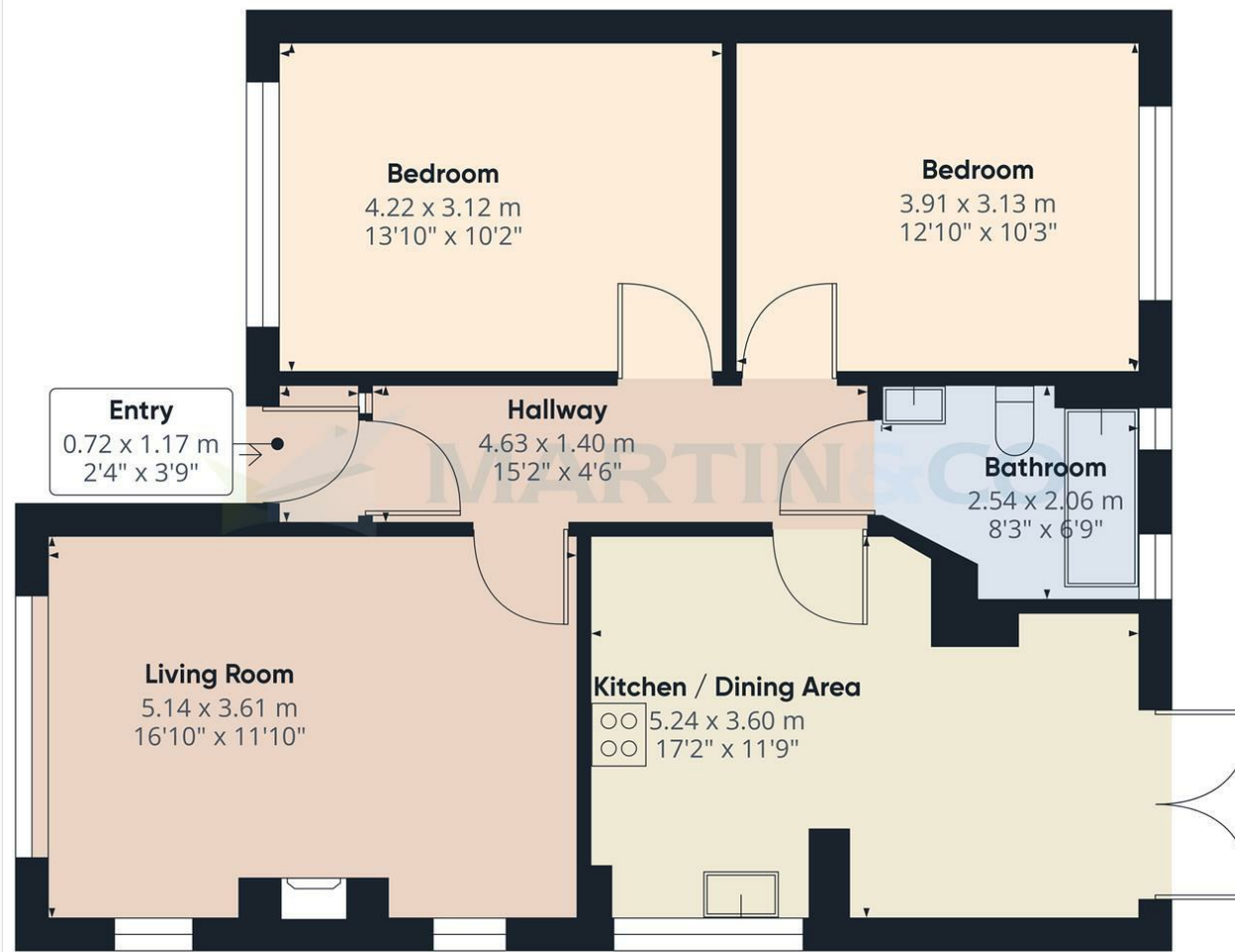
Solar Panels
Solar panels are owned and generate an income of an average £700pa. Vendor is happy to provide further information on request

Fixture & 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



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		
	86	91
England & Wales	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC



Approximate total area⁽¹⁾
74.74 m²
804.48 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.

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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.