



Minerva Way, North Hykeham, Lincoln

Asking Price £240,000



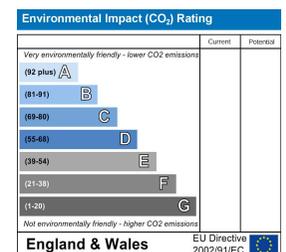
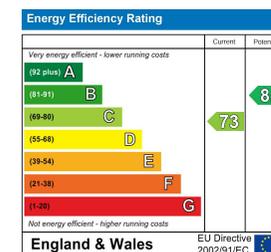
Minerva Way, North Hykeham,
Lincoln

House - Townhouse

3 Bedrooms, 3 Bathrooms

Asking Price £240,000

- Semi-Detached Town House
- Three Storey Home
- Two Ensuite Bedrooms
- Spacious Lounge
- Integral Garage with Driveway Parking
- Split Level Rear Garden
- Council Tax Band - C / EPC Rating - C
- Tenure - Freehold
- Popular Location
- No Onward Chain



Three bedroom, three storey town house situated within a popular residential location, just off Newark Road in North Hykeham. Built in 2010, this property comprises internally of an entrance hall, cloakroom, integral garage, kitchen diner, lounge, family bathroom, three bedrooms and two ensuites. Driveway parking, front and rear gardens. Sold with no onward chain.

North Hykeham is situated to the south of Lincoln, benefitting from local schooling and amenities plus easy access to the A46 bypass.

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

ENTRANCE HALL

14'0" x 3'8"

Composite entrance door onto carpet flooring with a fitted matwell, radiator, pendant fitting, Siemens thermostatic control and a shelved storage cupboard housing the mains consumer unit. Stairs rising to the first floor.

CLOAKROOM

7'2" x 2'10"

Low level WC, pedestal wash basin, vinyl flooring, radiator, light and extractor.

GARAGE

16'11" x 8'0"

Manual roller door to the front with an internal door to access the living accommodation. Light and power.



KITCHEN/DINER

12'0" x 15'6"

Base and eye level units with a roll edge worksurface, complimentary upstand, tiled splash back and an inset stainless steel sink and drainer. Double oven, electric hob with extractor over, space for a fridge freezer plus further space and plumbing for a washing machine and dishwasher. PVC window and French Doors to the rear aspect, radiator, pendant and spot lights, housed Ideal boiler and Siemens heating and hot water controls.

STAIRS / LANDING

Carpet flooring, radiator, pendant fitting and stairs rising to the second floor.

LOUNGE

13'8" x 15'4"

Carpet flooring, radiator, pendant fitting and French doors with a Juliet balcony and side panels to the front aspect.

BATHROOM

5'7" x 6'5"

Low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. Vinyl flooring, PVC window to the rear aspect, radiator, spot lit ceiling and extractor.

BEDROOM

9'1" x 8'8"

PVC window to the rear aspect, pendant fitting, carpet flooring and a radiator.

STAIRS / LANDING

6'8" x 15'5"

Carpet flooring, radiator, pendant fitting, loft hatch access and an airing cupboard housing the hot water cylinder.

BEDROOM

13'10" x 15'7"

PVC windows to the front aspect, pendant fitting, carpet flooring and a radiator.

ENSUITE

6'0" x 6'1"

Low level WC, pedestal wash basin and a mains fed shower cubicle. Radiator, vinyl flooring, spot lit ceiling and an extractor.

BEDROOM

9'1" x 9'9"

PVC window to the rear aspect, pendant fitting, carpet flooring and a radiator.

ENSUITE

5'8"x 5'4"

Low level WC, pedestal wash basin and a mains fed shower cubicle. Radiator, vinyl flooring, PVC window to the rear aspect, spot lit ceiling and an extractor.

OUTSIDE

To the front is a garden, laid to lawn and a block paved driveway leading to the integral garage. To the rear is an enclosed, split level garden, mainly laid to lawn with a raised deck and patio area. A garden shed is included with 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⁽¹⁾

121.24 m²

1305.00 ft²

Reduced headroom

0.38 m²

4.09 ft²

(1) 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.

GIRAFFE 360

Martin & Co Lincoln Lettings
 33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW
 01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>



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.

