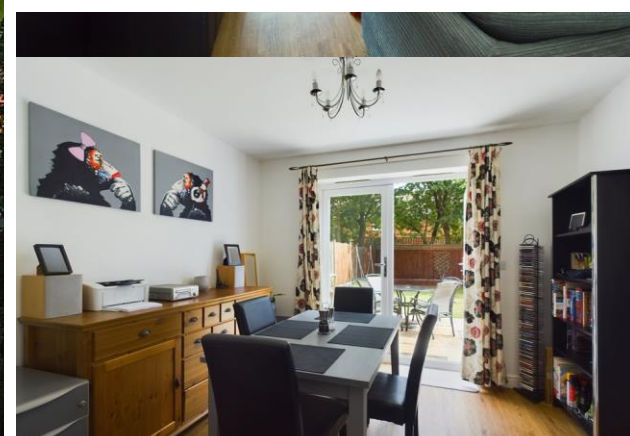


**FOR SALE**



**Grandfield Way, North Hykeham**  
**Asking Price Of £325,000**

**MARTIN&CO**





**Grandfield Way, North**

**Hykeham**

**4 Bedrooms, 2 Bathrooms**

**Asking Price Of £325,000**

- Detached Family Home
- Master with Ensuite and Walk In Wardrobe
- Spacious Living Accommodation
- Breakfast Kitchen with Utility Room
- Private Rear Garden
- Single Garage
- Driveway Parking for Multiple Vehicles
- Popular Residential Location

Four bedroom detached family home in North Hykeham, well positioned for easy access to local amenities, schooling, road and rail links. Comprising internally of an entrance hall with cloakroom, living room, dining room, breakfast kitchen with utility, four bedrooms, master with ensuite and a family bathroom. Externally benefitting from a single garage, driveway parking for four vehicles, front and rear gardens.

Grandfield Way offers access to schooling for all ages, local amenities, shops and regular public transport services plus the A46 bypass road link.

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



**ENTRANCE HALL** Vinyl flooring and fitted matwell, composite front door and side panel, radiator, pendant fitting, Honeywell thermostatic control, stairs rising to the first floor with a storage cupboard below.

**CLOAKROOM** 6' 4" x 3' 7" (1.952m x 1.112m) Low level WC, pedestal wash basin, vinyl flooring, PVC window to the side, radiator, low level wall tiling and a light fitting.

**LIVING ROOM** 18' 1" x 10' 7" (5.532m x 3.241m) max measurements. PVC box bay window to the front aspect, vinyl flooring, two radiators, two light fittings and a gas feature fire with hearth and surround.

**DINING ROOM** 10' 7" x 8' 9" (3.231m x 2.672m) PVC French doors to the rear aspect, radiator, vinyl flooring and a light fitting.

**KITCHEN/BREAKFAST ROOM** 14' 4" x 11' 3" (4.378m x 3.443m) max measurements. Base and eye level units with roll edge worksurfaces, tiled splashbacks and an inset stainless steel sink and drainer. Fitted oven, gas hob and extractor over, space for a fridge freezer with further space and plumbing for a dishwasher. PVC window to the rear aspect, tiled flooring, radiator and a light fitting.

**UTILITY ROOM** 6' 4" x 5' 6" (1.935m x 1.687m) Base and eye level units with roll edge worksurfaces, tiled splashbacks and an inset stainless steel sink and drainer. Space and plumbing for a washing machine with further under counter space for a fridge or tumble dryer. Tiled flooring, light fitting, composite side door, wall extractor and a radiator.

**STAIRS/LANDING** Pendant fitting, carpet flooring, radiator and access to the loft.





MASTER BEDROOM 12' 2" x 10' 11" (3.727m x 3.349m) PVC window to the front aspect, carpet flooring, pendant fitting and a radiator.

WALK IN WARDROBE 6' 6" x 5' 5" (2.005m x 1.672m) max measurements. PVC circle window to the front aspect, carpet flooring, radiator, pendant fitting, shelving and rails.

ENSUITE 6' 1" x 5' 9" (1.871m x 1.768m) Low level WC, wall mounted sink and a mains fed shower pod. Laminate floor tiles, low level wall tiling, radiator, PVC window to the side, spot lit ceiling and extractor.

BATHROOM 9' 6" x 6' 2" (2.912m x 1.892m) approximate measurements. Low level WC, wall mounted sink and a panel bath with mains fed shower over and a separate head and hose attachment. Laminate floor tiles, low level wall tiling, radiator, PVC window to the rear, airing cupboard housing the cylinder, light and extractor.



BEDROOM 13' 6" x 10' 9" (4.121m x 3.291m) max measurements. PVC window to the front, carpet flooring, radiator and a pendant fitting.

BEDROOM 11' 1" x 8' 7" (3.379m x 2.617m) max measurements. PVC window to the rear, carpet flooring, radiator and a pendant fitting.

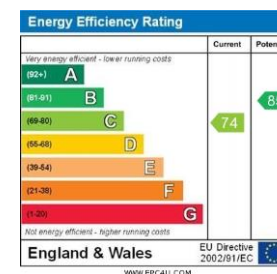
BEDROOM 8' 10" x 6' 9" (2.697m x 2.074m) PVC window to the rear, carpet flooring, radiator, light fitting and a recess for the wardrobe.

GARAGE 16' 5" x 8' 2" (5.011m x 2.498m) Up and over door to the front aspect, mains consumer unit, Ideal boiler housed, light and power.



OUTSIDE To the front is a tarmac driveway suitable for four vehicles to park off road, laid lawn with a tree, lighting and a rain canopy. The rear offers a fully enclosed and private garden being mainly laid to lawn with borders, extended patio area, gated access to the front, lighting and a water supply. Garden shed is included within the sale.

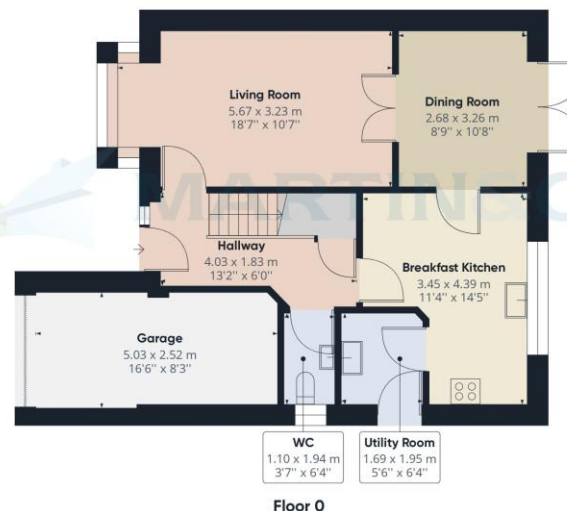
FIXTURES & FITTINGS Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements 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.



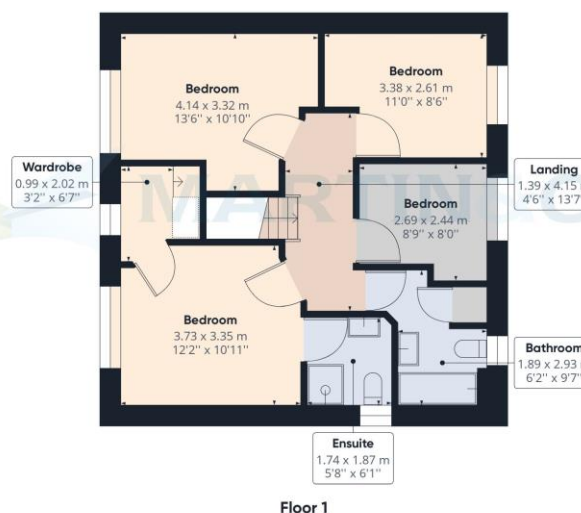








**Approximate total area<sup>(1)</sup>**  
 122.25 m<sup>2</sup>  
 1315.92 ft<sup>2</sup>



(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.

GIRAFFE360

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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.