



**Stone Moor Road, North Hykeham,
Lincoln**

0205 000


MARTIN & CO

Stone Moor Road, North
Hykeham, Lincoln

Bungalow - Detached
3 Bedrooms, 3 Bathroom

£325,000

Date Available:

Deposit:

- Desirable Mature Setting
- Generous Plot
- Potential to Extend (STPP)
- Landscaped Gardens
- Driveway Parking for Multiple Vehicles
- Detached Garage
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D
- Council Tax Band - C

Three bedroom detached bungalow occupying a generous landscaped plot, situated within this very popular, mature and well established area of North Hykeham. This spacious home offers the potential and scope to both reconfigure internally and to extend (STPP). Sold with no onward chain.



Three bedroom detached bungalow occupying a generous landscaped plot, situated within this very popular, mature and well established area of North Hykeham. This spacious home offers the potential and scope to both reconfigure internally and to extend (STPP). Sold with no onward chain. Comprising internally of a lounge diner, kitchen, shower room, three bedrooms and a conservatory. Externally offering landscaped gardens to the front and rear, driveway parking for multiple vehicles and a detached garage. Viewings are highly recommended to fully appreciate the potential this property has to offer.

The property is within easy reach of local amenities to include supermarkets, schooling of all ages, public houses and more. Regular bus routes are available plus access in and out of the city via the A46 bypass and North Hykeham train station.

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

The agent hasn't been notified of any issues with potential impact on the property. We recommend buyers to seek legal advice and to carry out their own due diligence on this matter.

Hallway

Composite front entrance door onto wood effect laminate flooring, radiator, two light fittings, single and further double storage cupboards built in, wall mounted Vaillant digital boiler controls and access to the loft. Loft is accessed via a pull down ladder, benefiting from lighting and houses the Vaillant gas combination boiler.

Bedroom

11'4" x 8'6"
PVC window to the front, carpet flooring, ceiling fan, radiator and a built in wardrobe with sliding doors.

Bedroom

11'2" x 9'11"
PVC window to the front, wood effect laminate flooring, ceiling fan, radiator and a built in wardrobe with sliding doors.

Shower Room

9'9" x 6'8"
Three piece suite comprising of a concealed cistern WC, vanity wash basin with additional storage and a single cubicle with mains thermostatic shower. Vinyl flooring, PVC side window, tiled walls, heated towel rail, ceiling lighting and extractor.

Bedroom

10'11" x 10'7"
PVC window to the rear, carpet flooring, ceiling fan, radiator and a fitted wardrobe with sliding mirrored doors.

Breakfast Kitchen

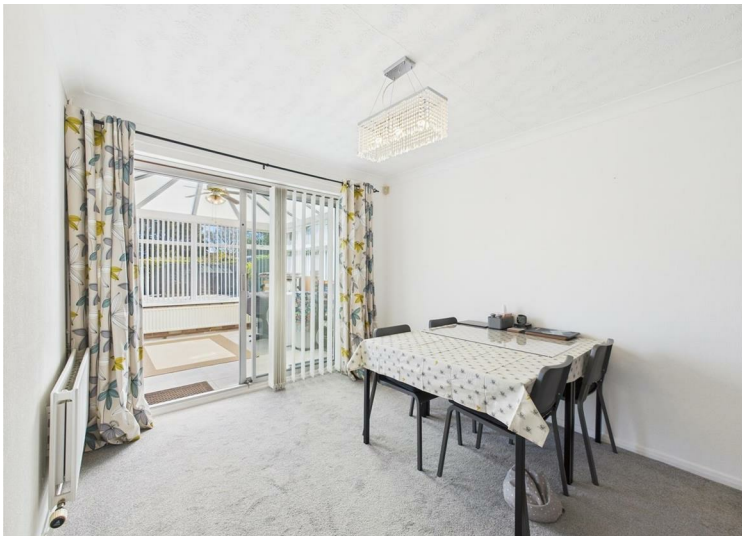
12'10" x 10'7"
Base and eye level units with laminated work surfaces, complimenting splash backs and an inset stainless steel sink and drainer. Fitted double oven, electric hob with extractor over, space and plumbing for a washing machine plus further space for a fridge freezer. PVC rear door and window, tiled flooring, fluorescent lighting, vertical radiator and the mains consumer unit is housed.

Lounge Diner

27'3" x 12'11" (max measurements).
PVC window to the front, carpet flooring, two radiators, two light fittings, sliding patio doors to the rear and an electric feature fire with hearth and surround.

Conservatory

11'0" x 10'5"
Part brick, part PVC construction with French doors leading to the garden. Tiled flooring, radiator and a ceiling fan.



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		
		82
		65
England & Wales	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	



Floor 0 Building 1

Approximate total area⁽¹⁾

119 m²
1280.89 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0 Building 2

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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.