



Lindum Mews, North Hykeham

Asking Price £175,000


MARTIN & CO

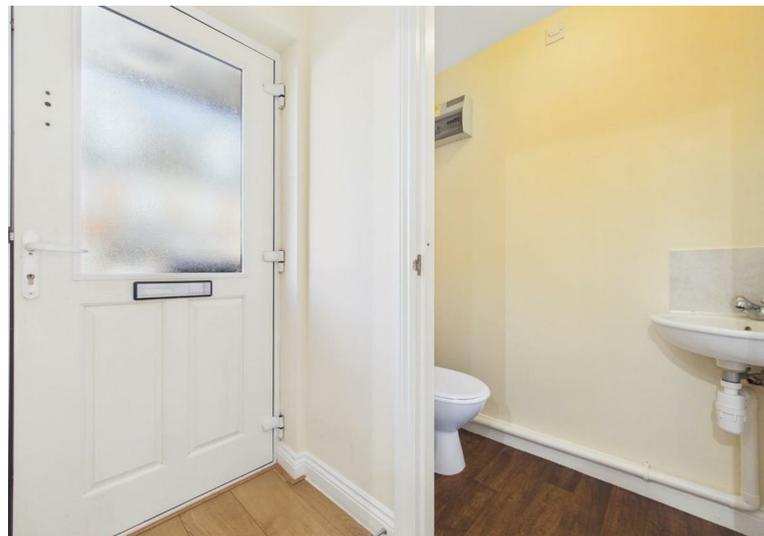
Lindum Mews, North Hykeham

House - Mid Terrace

2 Bedrooms, 1 Bathroom

Asking Price £175,000

- Modern Starter Home
- Ideal Investment Opportunity
- Popular Location
- Close to Amenities
- Recently Fitted Kitchen
- Allocated Parking
- Enclosed Rear Garden
- No Onward Chain
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - A



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	90
(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	

Two bedroom mid-terraced home situated conveniently for amenity access in North Hykeham. This property makes for an ideal starter home or investment purchase. Comprising internally of an entrance hall with cloakroom, recently fitted kitchen, living diner, two bedrooms and a bathroom. Externally offering allocated parking and an enclosed rear garden. 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 and train station.

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

Entrance Hall
Composite front door, wood effect laminate flooring, pendant fitting, radiator, Siemens thermostatic control and stairs rising to the first floor.

Cloakroom
5'5" x 2'9"
Low level WC, wall mounted corner wash basin, wood effect vinyl flooring, radiator, mains consumer unit, light and extractor.

Kitchen
8'7" x 6'8"
Recently fitted high gloss base and eye level units with a slim profile work surface, tiled splash backs



and an inset stainless steel sink and drainer. Fitted electric oven with gas hob and extractor over, space and plumbing for a washing machine plus further space for a freestanding fridge freezer. Wood effect vinyl flooring, PVC front facing window, light fitting and the Worcester combination boiler is housed.

Living Diner

13'9" x 13'7" (max measurements).

PVC French doors leading out to the rear garden, wood effect laminate flooring, light fitting, radiator, wall mounted electric fire and an under stairs storage cupboard.

Stairs / Landing

Carpet flooring, pendant fitting and access to the loft.

Bedroom

13'6" x 7'4"

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

Bathroom

7'0" x 6'0"

Low level WC, pedestal wash basin and a panel bath either mains thermostatic shower over. Wood effect vinyl flooring, radiator, light and extractor.

Bedroom

13'7" x 8'8" (max measurements).

PVC window to the front, carpet flooring, pendant fitting, radiator and a built in storage cupboard with hanging rail.

Outside

To the front is a small gravel and slate garden with a rain canopy over the entrance door. The rear garden is fully enclosed, South East facing and not overlooked to the rear. Being mostly laid to lawn with a

paved patio area and gated access to the passageway behind. There is an allocated bay located nearby for off road parking.

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.

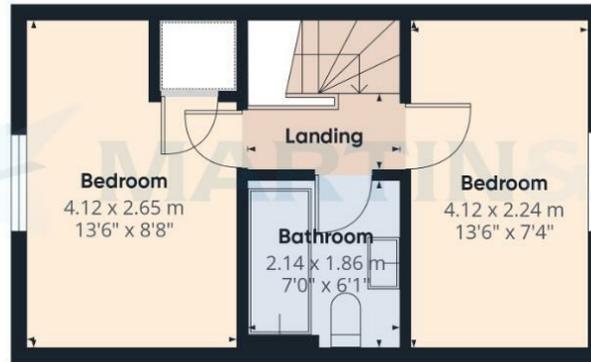
Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

WC
0.84 x 1.65 m
2'9" x 5'4"



Floor 0

Approximate total area⁽¹⁾
52.6 m²
566 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.