



**Alford Mill Close, North Hykeham,  
Lincoln**

0250 000

  
**MARTIN & CO**

Alford Mill Close, North Hykeham,  
Lincoln

Bungalow - Detached  
2 Bedrooms, 2 Bathroom

£250,000

Date Available:

Deposit:

- Cul-De-Sac Position
- Generous Plot
- Driveway Parking and Attached Garage
- Kitchen and Dining Room
- Sun Room
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - C

Detached two bedroom bungalow occupying a generous plot within a cul-de-sac position in North Hykeham. Comprising internally of an entrance hall, living room, kitchen and dining room, sun room, two bedrooms and a modern four piece bathroom. Driveway parking, attached garage and gardens. No chain.



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North Hykeham is situated to the south of the city, benefitting from a range of amenities including schooling of all ages, supermarkets, doctors' surgery, shops and much more. Regular bus service operates into Lincoln city centre with road and rail links also nearby.

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

Porch  
 Entering via the side door, tiled flooring.

Hallway  
 Carpet flooring, radiator, light fitting, digital thermostatic control, access to the loft via a pull down ladder plus a shelved cupboard housing the Worcester combination boiler.

Living Room  
 16'10" x 11'11"  
 PVC bay fronted window, carpet flooring, ceiling and wall lighting, radiator and an electric feature fire with hearth and surround.

Bedroom  
 14'0" x 10'5"  
 PVC front window, carpet flooring, radiator and a pendant fitting.

Bathroom  
 8'11" x 7'3"  
 Four piece suite comprising of a concealed cistern WC, vanity sink, panel bath with head and hose attachment plus a double cubicle with thermostatic shower. Vinyl flooring, heated towel rail, side PVC window, light fitting and a storage cupboard.

Bedroom  
 11'11" x 10'5"  
 PVC window to the rear aspect, carpet flooring, radiator and a pendant fitting.

Kitchen  
 11'10" x 8'10"  
 Base and eye level units with roll edge work surfaces, tiled splash backs and an inset composite sink and drainer. Freestanding Indesit electric cooker with extractor over, space for an under counter fridge plus space and plumbing for a washing machine. Vinyl flooring, rear window and door, light fitting and a shelves storage cupboard.

Dining Room  
 8'10" x 6'4"  
 PVC side window, carpet flooring, radiator and a pendant fitting.

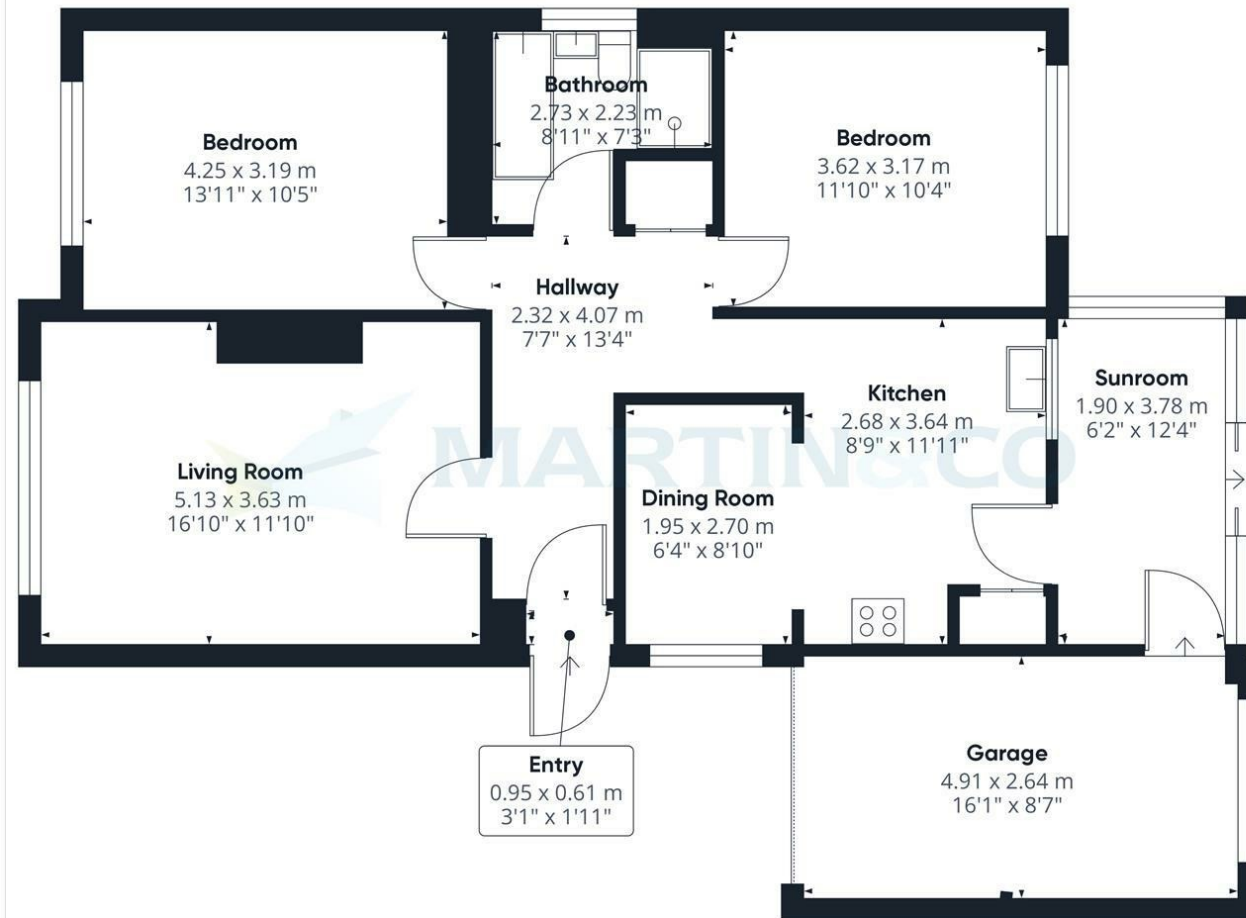
Sun Room  
 12'3" x 6'5"  
 Metal glazed frame surround with doors out to the garden, carpet flooring and access to the garage.

Garage  
 16'1" x 8'8"  
 Up and over door to the front with a side personnel to the sun room and a rear PVC window. Mains consumer unit housed, light and power, water supply.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>81</b>
		<b>63</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Approximate total area<sup>(1)</sup>**  
93.49 m<sup>2</sup>  
1006.32 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.

Calculations are based on RICS IPMS 3C standard.

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.