



Blackberry Close, South Hykeham, Lincoln

Asking Price £275,000

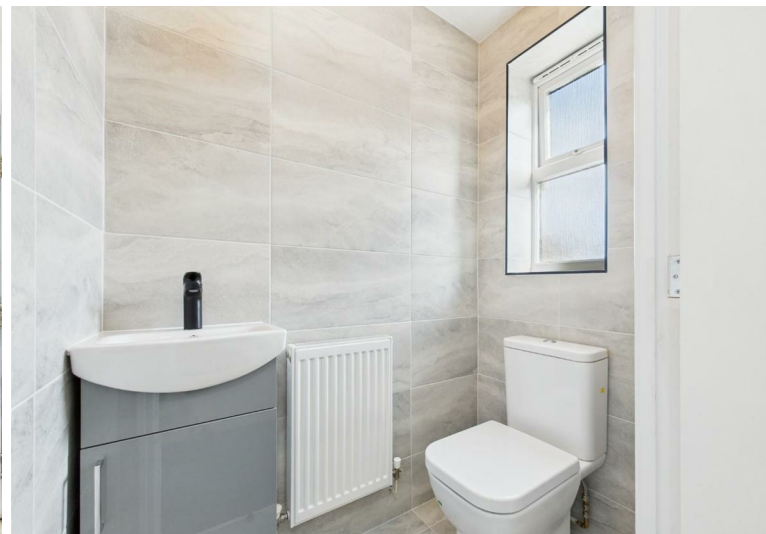

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Blackberry Close, South Hykeham, Lincoln

House - Detached
3 Bedrooms, 1 Bathroom

Asking Price £275,000

- Detached Family Home
- Recently Renovated
- Ideal Upsize or Starter Home
- Generous Plot with Potential to Extend (STPP)
- Driveway Parking
- Attached Single Garage
- No Onward Chain
- Tenure - Freehold
- EPC Rating - TBC
- Council Tax Band - C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Three bedroom detached family home positioned within a cul-de-sac setting in South Hykeham. Having recently undergone a full scheme of renovation, this property makes for an ideal opportunity for those looking to upsize or to take their first step on the property ladder. Offering the potential to extend (STPP), this property internally comprises of an entrance hall with cloakroom, living room and separate dining room, fully fitted kitchen, three bedrooms and a family bathroom. Occupying a generous plot with driveway parking to the front, attached garage and a West facing rear garden.

South Hykeham is situated to the south of the city, neighbouring North Hykeham, 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 - TBC
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Tenure - Freehold

Entrance Hall

Aluminium clad front door, carpet flooring with fitted mat well, radiator, light fitting and a thermostatic dial. Stairs rising to the first floor.



Cloakroom
4'9" x 2'10"

Fully tiled room with a low level WC and vanity wash basin, PVC front window, radiator, light and extractor.

Living Room

13'7" x 12'2" (max measurements).

PVC window to the front, carpet flooring, two radiators, pendant fitting and a gas fire with hearth and surround.

Dining Room

9'8" x 7'3"

PVC French doors to the rear garden, carpet flooring, pendant fitting and a radiator.

Kitchen

9'8" x 7'10"

High gloss base and eye level units with a laminated work surface, tiled splash back and a composite sink and drainer. Fully fitted with an electric oven, hob and extractor over, integrated fridge and washing machine. PVC rear window and side aluminium clad door, tiled flooring, housed mains consumer unit, light fitting, radiator, Worcester heat only boiler with Drayton controls below plus an under stairs storage cupboard with light and power.

Stairs / Landing

PVC side window, carpet flooring, pendant fitting, access to the loft and an airing cupboard housing the hot water cylinder.

Bathroom

5'11" x 5'6"

Fully tiled room with a three piece suite comprising of a low level WC, vanity wash basin and a panel bath with luxury overhead rainfall shower and separate handheld body sprayer. PVC rear window, radiator, light and extractor.

Bedroom

10'2" x 9'4"

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

Bedroom

13'6" x 9'5"

PVC front facing window, carpet flooring, pendant fitting and a radiator.

Bedroom

9'2" x 6'0"

PVC front facing window, carpet flooring, pendant fitting and a radiator.

Garage

17'0" x 7'11"

Up and over door to the front, personnel door to the rear, light and power.

Outside

To the front is an extensive gravelled driveway suitable for multiple vehicles to park off road. Access to the side leads to the rear. The rear garden faces to the West, being mostly laid to lawn with a small patio area, water supply and lighting.

Fixtures & Fittings.

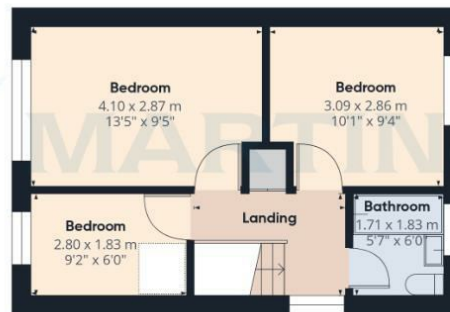
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

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.



Floor 0

Approximate total area⁽¹⁾
78.7 m²
847 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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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.