



**Mill Moor Way, North Hykeham,
Lincoln**

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MARTIN & CO

Mill Moor Way, North Hykeham,
Lincoln

Bungalow - Detached
3 Bedrooms, 3 Bathroom

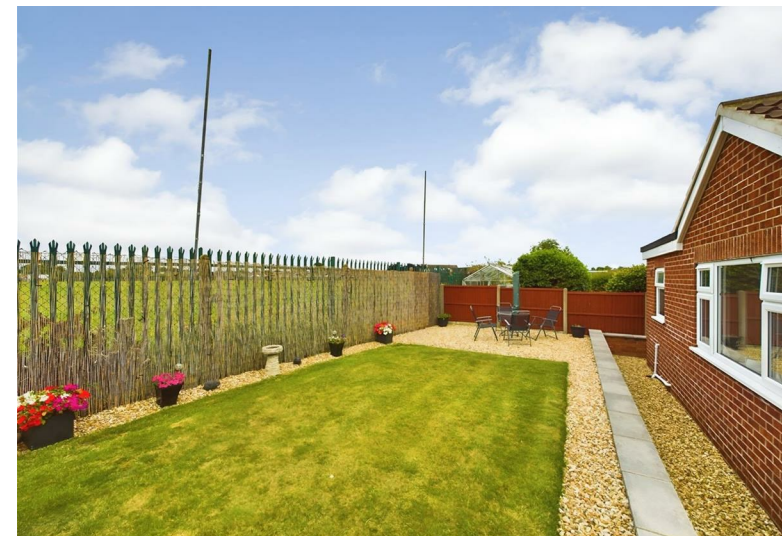
£280,000

Date Available:

Deposit:

- Extensively Renovated Home
- Extended to Rear
- Fitted Kitchen
- Bathroom and Shower Room
- Landscaped Garden
- Driveway and Storage Garage
- Mature Residential Location
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - C

Three bedroom detached bungalow situated within this very popular, mature and well established area of North Hykeham. This property is presented and maintained to a high standard having been extended and undergone an extensive scheme of renovation by the current owner. Sold with no onward chain.



Three bedroom detached bungalow situated within this very popular, mature and well established area of North Hykeham. This property is presented and maintained to a high standard having been extended and undergone an extensive scheme of renovation by the current owner. Benefits include a modern fitted kitchen and bathroom, separate shower room and a family room extension with vaulted insulated ceilings plus a private landscaped garden. Sold with no onward chain.

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.

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Entrance Hall
 PVC entrance door, laminate wood flooring, radiator and pendant fitting. Ideal heating and hot water controls, alarm panel, storage cupboard with a radiator plus access to the loft via a pull down ladder with boarding and light.

Living Room
 16'10" x 11'11"
 PVC window to the front aspect, laminate wood flooring, two pendant fittings, radiator and an electric feature fire.

Bedroom
 13'8" x 10'4"
 PVC window to the front, laminate wood flooring, pendant fitting and a radiator.

Bathroom
 8'10" x 7'1"
 Three piece suite comprising of a low level WC, vanity wash basin and a P shaped bath with shower head and hose attachment. PVC window to the side, tiled flooring, heated towel rail, light and extractor.

Bedroom
 11'10" x 10'4"
 PVC window to the rear, laminate wood flooring, pendant fitting and a radiator.

Bedroom
 8'9" x 6'4"
 PVC side window, laminate wood flooring, pendant fitting and a radiator.

Kitchen
 11'10" x 8'9"
 Base and eye level units with square edge work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven, microwave, electric hob with extractor over plus an integrated fridge freezer. Space and plumbing for a washing machine, tiled flooring, ceiling lighting, radiator, PVC window and door to the rear aspect.

Family Room
 11'8" x 11'2"
 Tiled flooring, PVC rear window and side PVC French doors, radiator, two pendant fittings and four Velux windows.

Rear Hall
 Tiled flooring and sensor ceiling lighting. Access to the garage and shower room.

Shower Room
 8'3" x 4'8"
 Fully tiled room with a low level WC, pedestal wash basin and a double cubicle with electric power shower. PVC rear window, heated towel rail, light and extractor.



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		
		87
		63
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	



Approximate total area^m
 102.65 m²
 1104.92 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.

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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.