



Coniston Drive, North Hykeham,
Lincoln

0202 000


MARTIN&CO

Coniston Drive, North Hykeham,
Lincoln

Bungalow - Detached
2 Bedrooms, 2 Bathroom

£230,000

Date Available:

Deposit:

- Detached Bungalow
- Two Double Bedrooms
- Kitchen/Diner
- Sun Room Extension
- Garage
- Off Road Parking
- South Facing Garden
- No Onward Chain!!

Two bedroom detached bungalow situated within the ever popular location of North Hykeham. Benefitting from being sold with no onward chain. Comprising of an Entrance Hall, Living room, Hallway, Wet room, Kitchen diner, Sunroom Extension, Garage and Driveway parking, with a private south facing garden.



DESCRIPTION

Two bedroom detached bungalow situated within the ever popular location of North Hykeham. Benefitting from being sold with no onward chain. Comprising of an Entrance Hall, Living room, Hallway, Wet room, Kitchen diner, Sunroom Extension, Garage and Driveway parking, with a private south facing garden.

North Hykeham benefits from local amenities including schooling of all ages, doctors surgery, public houses, shops, butchers, supermarkets and more. Road and rail links available including a train station and the A46 bypass plus a regular bus service into the city.

ENTRANCE HALL

8'11" x 4'5"
PVC double glazed entrance door, carpet flooring, a light fitting, a radiator and double door store cupboard.

LIVING ROOM

15'9" x 11'11"
Large bay PVC window to the front aspect, a light fitting, carpet flooring, radiator and a gas feature fire.

HALLWAY

6'3" x 5'9"
Carpet flooring, pendant fitting, fire alarm and access to the loft.

BEDROOM

16'0" x 9'11"
PVC window to the front aspect, carpet flooring, a light fitting, a radiator and built in wardrobes.

BEDROOM

9'11" x 9'11"
PVC window to the rear aspect, carpet flooring, radiator and pendant light fitting.

BATHROOM

8'11" x 6'9"
Wet room comprising of a low level WC, a wall mounted wash basin, with electric shower. PVC window to the side aspect, radiator, wet room flooring, a light, extractor and a storage cupboard.

KITCHEN

11'11" x 9'11"
Base and eye level units with roll edge surface, a composite sink and drainer, space and plumbing for a washing machine and further space for an undercounter fridge freezer, an electric oven and hob is included in the sale. Tile flooring, a light fitting, radiator, a PVC window to the rear with access door to the sunroom.

DINER

8'10" x 6'3"
Open plan to the kitchen, carpet flooring, a light fitting, electric fire, with a PVC window to the side aspect.

SUN ROOM

10'10" x 8'0"
Brick and PVC window surround, carpet flooring, a light fitting, PVC door to the garden, and French doors to the rear aspect.

GARAGE

16'7" x 8'8"
Up and over door to the front and access to the rear, PVC side window, fuse box and meters housed.



Energy Efficiency Rating

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		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO₂) Rating

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⁽¹⁾
91.16 m²
981.27 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.

GIRAFFE 360

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.

