

**FOR SALE**



**Mill Moor Way, North Hykeham, Lincoln**  
**Offers in Excess Of £225,000**

  
**MARTIN & CO**



## Mill Moor Way, North Hykeham, Lincoln

2 Bedrooms, 1 Bathroom

Offers in Excess Of £225,000

- Link-Detached Bungalow
- Recently Refurbished
- Modern Fitted Kitchen with Appliances
- Modern Bathroom

Two bedroom link-detached bungalow situated within this very popular, mature and well established area of North Hykeham. This property is both maintained and presented to a high standard. Benefits include a modern fitted kitchen and bathroom, conservatory and a private landscaped garden.

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.



ENTRANCE HALL PVC entrance door onto laminated flooring a fitted matwell, radiator, two pendant fittings, wall mounted thermostatic control and access to the loft with partial boarding, pull down ladder and lighting.

LOUNGE 14' 6" x 10' 3" (4.445m x 3.128m) PVC bay fronted window, laminate flooring, light fitting, radiator and an electric feature fire with hearth and surround.

BEDROOM 10' 7" x 8' 11" (3.246m x 2.742m) PVC window to the front aspect, carpet flooring, radiator, light fitting and fitted wardrobes.

**BATHROOM 6' 9" x 5' 9" (2.078m x 1.760m)** Three piece suite with a concealed cistern WC, vanity sink and a bath with mains shower over. Vinyl flooring, PVC window to the side, heated towel rail, light and extractor.

**BEDROOM 8' 10" x 8' 10" (2.712m x 2.707m)** PVC window to the rear aspect, carpet flooring, radiator, pendant fitting and fitted wardrobes.

**KITCHEN 10' 2" x 8' 9" (3.121m x 2.684m)** Base and eye level units with roll edge worksurfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted electric oven, hob with extractor over, integrated dishwasher and a washing machine plus space for a freestanding fridge freezer. Fluorescent light fitting with under unit lighting, laminate flooring, PVC door and window to the rear. Ideal combination boiler housed.

**CONSERVATORY 11' 7" x 7' 5" (3.538m x 2.278m)** Part brick, part PVC construction with tiled flooring, radiator, wall lighting, electric panel heater and a door to the garden. Access internally to the study area.

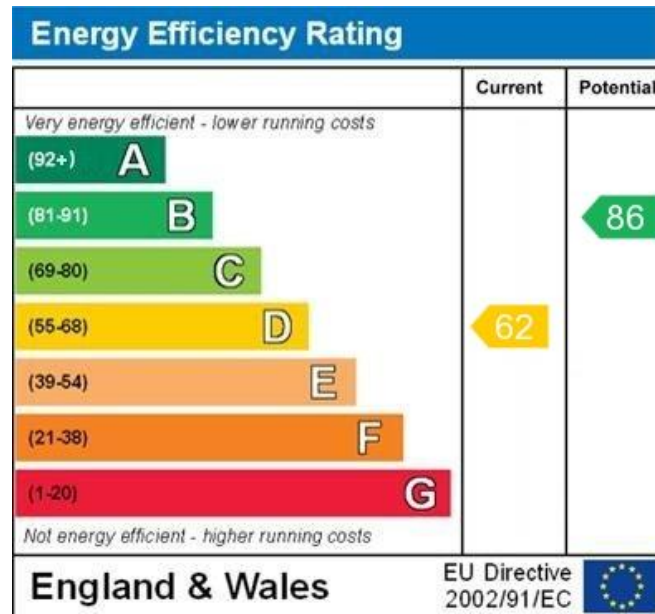
**STUDY AREA 11' 4" x 7' 5" (3.461m x 2.264m)** PVC window to the rear aspect, carpet flooring and a light fitting.

**GARAGE STORE 8' 0" x 3' 11" (2.458m x 1.216m)** Up and over door, mains consumer unit and power, base and eye level units and housed meters.



OUTSIDE The front offers a concrete and block paved driveway suitable for vehicles to park off road. The rear boasts a split level landscaped garden, fully enclosed and private with laid lawn, patio and a raised decked area with a pergola. Gravelled and planted borders, water supply and gated access to the front.

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.



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Approximate total area<sup>(1)</sup>

68.36 m<sup>2</sup>  
735.77 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.

GIRAFFE360

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