



Wallis Avenue, Lincoln

£180,000


MARTIN & CO

Wallis Avenue, Lincoln

Bungalow - Detached
2 Bedrooms, 2 Bathroom

£180,000

Date Available:
Deposit:
null

- SOLD WITH NO CHAIN!!
- Two Double Bedrooms
- Spacious Accommodation Throughout
- Modern Family Bathroom
- Corner Plot Gardens
- Low Maintenance Rear Garden
- Driveway Parking
- Popular Residential Location
- COUNCIL TAX - B // FREEHOLD
- EPC - E

Two bedroom detached bungalow, situated on a corner plot within the ever popular location of North Hykeham. Benefitting from being sold with no onward chain this property comprises of an entrance hall, two double bedrooms, bathroom, lounge, spacious kitchen. Off road parking, gardens to the front, side and rear aspects. **SOLD WITH NO CHAIN!!**



DESCRIPTION

Two bedroom detached bungalow, situated on a corner plot within the ever popular location of North Hykeham. Benefitting from being sold with no onward chain this property comprises of an entrance hall, two double bedrooms, bathroom, lounge, and a spacious kitchen; Off road parking, low maintenance gardens to the front, side and rear aspects.

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

13'9" x 3'8"
PVC entrance door, laminate flooring, radiator, pendant fitting, fire alarm, and a loft hatch access.

LIVING ROOM

14'11" x 13'9"
Duel aspect PVC windows to the front and side aspect, carpet flooring, radiator, ceiling and wall lighting and a feature electric fire.

KITCHEN

11'10" x 11'9"
Base and eye level units with a roll edge worksurface, inset stainless steel sink and drainer. Laminate flooring with tiled walls, light fitting, a heat only floor boiler, PVC window to the side aspect and another to the utility space. The storage cupboard has electric, light and plumbing for a washing machine.

UTILITY ROOM

8'0" x 3'10"
Vinyl flooring with brick walls, a light fitting, PVC window to the rear and a PVC door to the garden.

BEDROOM

11'11" x 10'1"
PVC window to the front aspect, carpet flooring, radiator and a pendant fitting.

BEDROOM

11'11" x 10'2"
PVC window to the rear aspect, carpet flooring, radiator and a pendant fitting.

BATHROOM

8'2" x 6'8"
Low level WC, vanity sink with cupboard, mains fed shower over bath, full wall tiling, vinyl flooring, heated towel rail, PVC window to the rear aspect, a light fitting and a storage cupboard.

OUTSIDE SPACE

The front being mainly shrubs and bushes with a grey slate area and a surrounding low level wall. To the side is a concrete driveway and a gravelled area for further off road parking. The rear garden is low maintenance patio, inclusive of a storage shed.

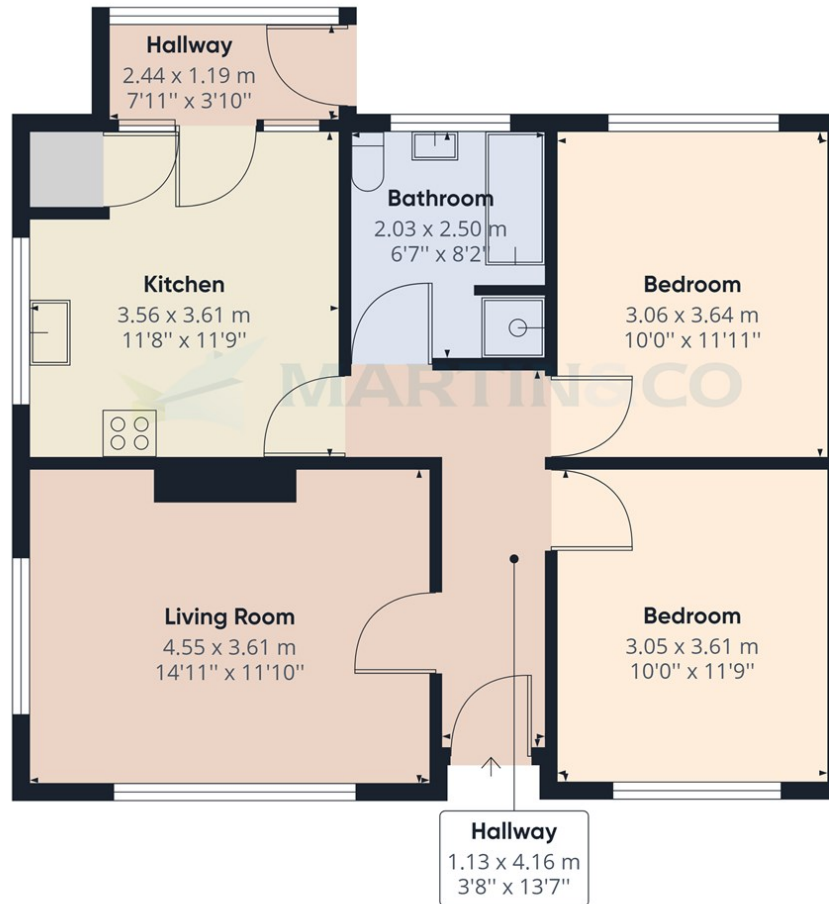
FIXTURE & FITTINGS

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.



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		
		82
	48	
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⁽¹⁾
64.83 m²
697.87 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

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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.