



Dore Avenue, North Hykeham,
Lincoln

0202 000


MARTIN & CO

Dore Avenue, North Hykeham,
Lincoln

House - Detached
4 Bedrooms, 4 Bathroom

£280,000

Date Available:
Deposit:

- Four Double Bedrooms
- Detached Family Home
- Good Sized Plot
- Kitchen Diner
- Utility Room
- Integral Garage
- Driveway Parking
- Not Directly Overlooked Rear Garden
- Popular Location
- No Onward Chain

Four bedroom detached family home situated within an established residential area in North Hykeham. Comprising of an entrance hall, lounge, kitchen diner, utility, four double bedrooms and a bathroom. Integral garage, driveway parking, front and rear gardens. Sold with no onward chain.



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North Hykeham is situated to the south of the city, 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 - D
Council Tax Band - C
Tenure - Freehold

PORCH
5'0" x 3'9"
PVC entrance door and side panel, carpet flooring.

HALLWAY
PVC door and side panel, carpet flooring, light fitting, radiator, alarm control panel, Drayton thermostatic control and stairs rising to the first floor.

LOUNGE
13'6" x 11'11"
PVC windows to the front and side aspects, carpet flooring, light fitting, radiator and a gas feature fire with hearth and surround.

KITCHEN/DINER
17'10" x 9'11"
Base and eye level units with square edge worksurfaces, tiled splash back and an inset stainless steel sink and drainer. Including a freestanding cooker, wall mounted Baxi boiler with controls, two pendant fittings, two PVC windows to the rear, radiator, tile and carpet flooring plus an understairs cupboard housing the mains consumer unit.

UTILITY ROOM
9'8" x 7'10"
Base and eye level units with roll edge worksurfaces. Space and plumbing for a washing machine with further space for a freestanding fridge freezer. PVC window to the rear and side door, light fitting and a personnel door to the garage.

GARAGE
16'10" x 7'11"
Light and power, up and over door to the front aspect and a personnel door to the utility.

STAIRS/LANDING
Carpet flooring, pendant fitting and an airing cupboard housing the hot water cylinder. Loft hatch access with partial boarding, pull down ladder and lighting.

BEDROOM
12'11" x 7'10"
PVC window to the rear aspect, carpet flooring and two light fittings.

BATHROOM
7'1" x 5'6"
Three piece suite comprising of a low level WC, pedestal wash basin and a panel bath with electric shower over. Full wall tiling, PVC window to the rear, vinyl flooring, light fitting and a radiator.

BEDROOM
10'11" x 10'6"
PVC window to the rear aspect, carpet flooring, radiator, pendant fitting and fitted wardrobes.



Energy Efficiency Rating

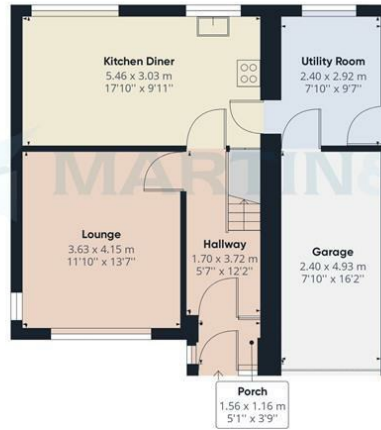
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	79

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

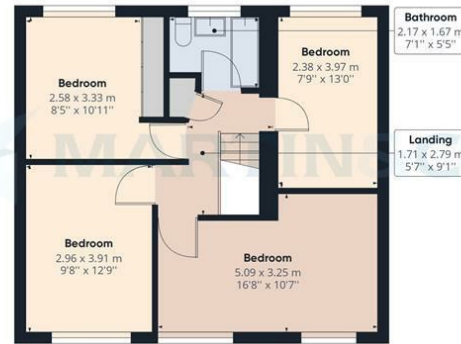
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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Floor 0

Approximate total area⁽¹⁾
 118.04 m²
 1270.58 ft²



Floor 1

(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.