



Nero Way, North Hykeham, Lincoln

£265,000


MARTIN&CO

Nero Way, North Hykeham,
Lincoln

House - Detached
3 Bedrooms, 3 Bathroom

£265,000

Date Available:

Deposit:

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- Attractive family home positioned within a quiet cul-de-sac
- Three bedrooms inc Master with Ensuite
- Extended third reception room with garden access
- Kitchen/diner
- Downstairs cloakroom
- Desirable corner position with open fields to the side
- Driveway parking for two vehicles and Single Garage
- Tax Band C
- EPCC
- Freehold

Occupying a desirable corner position within a peaceful cul-de-sac, this attractive family home offers well-proportioned accommodation, versatile living space and a private, enclosed rear garden. To the side, the property enjoys an open outlook across fields. The property offers three bedrooms, three reception/living spaces, a kitchen/diner, en-suite facilities, family bathroom and downstairs cloakroom, single garage and driveway parking for two vehicles.



Paragraph

Occupying a desirable corner position within a peaceful cul-de-sac, this attractive three bedroom family home offers well-proportioned accommodation, versatile living space and a private, enclosed rear garden. To the side, the property enjoys an open outlook across fields, while a nearby pathway provides lovely opportunities for countryside walks. The property offers three bedrooms, three reception/living spaces, a kitchen/diner, en-suite facilities, family bathroom and downstairs cloakroom, together with a useful single garage and driveway parking for two vehicles. A particular feature of the home is the extended third reception room, which benefits from patio doors opening directly onto the garden and two Velux-style windows, creating a bright and versatile space ideal for modern family living. The Overall Impression, this is a particularly appealing family home, combining peaceful cul-de-sac living with an open outlook, generous accommodation and versatile living space. The extended third reception room, private rear garden, three bedrooms and excellent parking and garage facilities make this a home that is well suited to modern family life.

Council Tax - Band C

Tenure - Freehold

EPC - C

To the Front

The property occupies a particularly pleasant position within the cul-de-sac, with a tarmac driveway providing off-road parking for two vehicles and leading to the single garage. The corner position provides an attractive open aspect to the side, with open fields creating a pleasant outlook. A pathway nearby also offers convenient access to lovely walks.

Entrance Hall

15'5" x 3'7"

A welcoming entrance hall with attractive wood-effect lino flooring, radiator and useful understairs storage. Doors lead through to the various ground-floor rooms.

Downstairs Cloakroom

6'2" x 3'0"

A useful downstairs cloakroom comprising a WC and corner hand wash basin, complemented by a window to the front elevation, laminate flooring and ceiling light fixture.

Lounge

15'8" x 10'10"

A comfortable main lounge with window to the front elevation, radiator and fully carpeted flooring. An electric fire provides an attractive focal point, while a ceiling light fixture completes the room.

Kitchen/Diner

17'7" x 11'0"

The Kitchen/diner provides a practical and sociable space for everyday family life and entertaining. The kitchen is fitted with a range of eye and base-level units with worktops over, incorporating a sink, four-point gas hob with extractor hood above and electric oven. There is also space and plumbing for a washing machine. A window overlooks the rear, while wood-effect lino flooring, ceiling spotlights and a separate ceiling light fixture to the dining area complete the room.

Extension / Third Reception Room

14'4" x 9'4"

A superb addition to the accommodation, this versatile extended reception room provides an excellent space for a family room, dining area, playroom or home office, depending on individual requirements. The room features wood-effect lino flooring, radiator, rear-facing window and patio doors opening directly onto the private rear garden. Two Velux-style windows allow additional natural light into the room, creating a bright and welcoming space.

Landing

13'1" x 3'2"

The first-floor landing is fully carpeted and provides access to all three bedrooms and the family bathroom. There is loft access, a useful built-in cupboard and a ceiling light fixture.



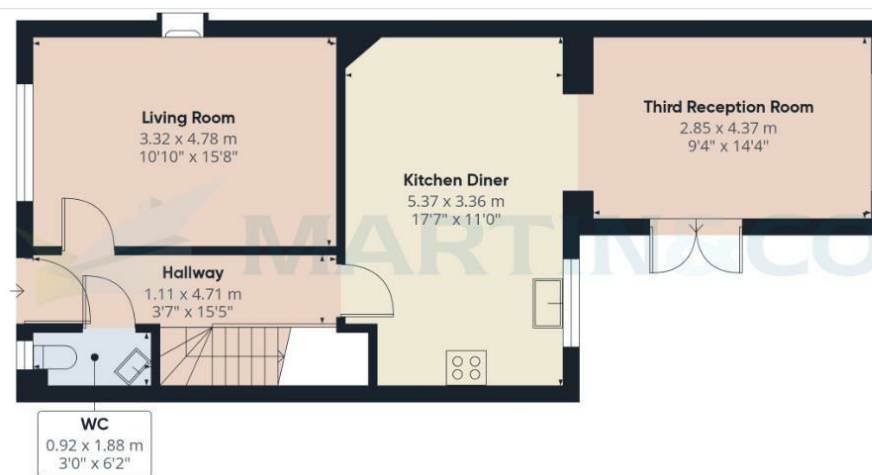
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		75	88
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			

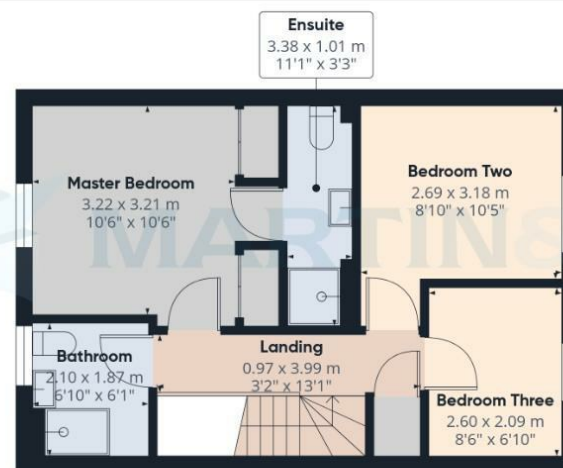
England & Wales

EU Directive
2002/91/EC





Floor 0



Floor 1



Approximate total area⁽¹⁾

95.1 m²
1024 ft²

(1) Excluding balconies and terraces

Calculations reference theRICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.