



Ripley Drive, North Hykeham,
Lincoln

0250 000


MARTIN&CO

Ripley Drive, North Hykeham,
Lincoln

House - Detached
4 Bedrooms, 4 Bathroom

£350,000

Date Available:

Deposit:

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- Four Double Bedroom Family Home
- Master Bedroom with Ensuite and Dressing Room
- 4 Piece Suite Family Bathroom with Jacuzzi Bath
- Open Plan Kitchen/Diner with Breakfast Bar
- South-East Facing Enclosed Garden
- Garage and Driveway Parking
- Quiet Cul-De Sac Location
- Tenure - Freehold
- Council Tax Band - C
- EPC Rating - D

Four Bedroom detached family home, situated within a quiet cul-de sac in the ever popular North Hykeham area. Internally comprising of an entrance hall, lounge, open plan kitchen/diner, snug room, office, WC. Four double bedrooms, master with ensuite and dressing room, and a family bathroom. Integral garage, driveway parking and private gardens.



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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.

EPC Rating - D
Council Tax Band - C
Tenure - Freehold

ENTRANCE HALL

5'11" x 3'11"
Composite double glazed front door, tiled flooring, a light fitting, electric radiator and an alarm.

LOUNGE

18'0" x 16'6"
Large PVC double glazed window to front, carpet flooring, a spot lit ceiling with additional wall lighting, and a gas fire with open flu.

HALLWAY

12'2" x 5'9"
Carpet flooring, a spot lit ceiling, radiator, fire alarm and stairs to the first floor.

OFFICE

10'5" x 5'11"
Carpet flooring, a light fitting, electric radiator, and internal access door to garage.

WC

5'11" x 5'10"
Low level WC and a vanity sink and storage cupboard. Integrated washer dryer, PVC double glazed window to the side aspect, tile flooring, a light fitting, extractor, consumer unit and understairs storage.

KITCHEN

17'11" x 8'11"
Open plan to diner, PVC double glazed window and French patio doors to rear garden, tiled flooring, spot lit ceiling and a radiator. Base and eye units with laminate worktops, a composite sink and drainer, integrated Dishwasher and bins, with space for fridge freezer including plumbing for an American unit. Diplomat range double oven with 7 gas ring hob, with extractor over and breakfast bar diner fitting.

DINING ROOM

11'11" x 10'5"
PVC double glazed window to the rear, tiled flooring, ceiling and wall light fitting, and a radiator.

RECEPTION ROOM

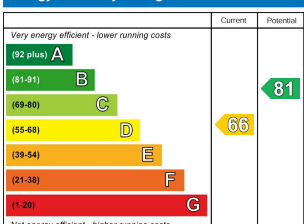
17'3" x 8'2"
PVC double glazed patio doors to the garden, carpet flooring, wall lighting and an electric radiator. Separate storage room, with wooden panelled walls, tiled flooring, and a light fitting. A storage cupboard housing the gas meter and storage room consumer unit.

STAIRS/LANDING

Carpet flooring, spot lit ceiling with additional wall lighting, a fire alarm, radiator and storage Cupboard housing the combination Baxi boiler. Loft access with ladder, electric and light.

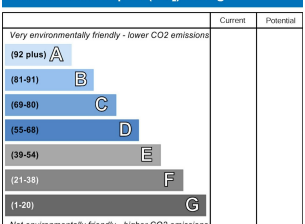


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

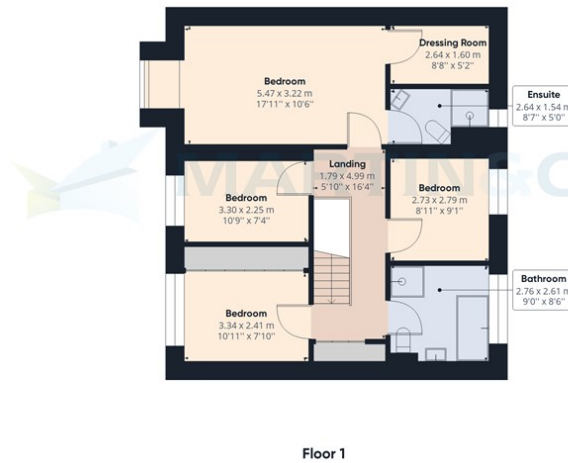
Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC



Approximate total area⁽¹⁾
 164.81 m²
 1773.97 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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