



**Tyne Close, North Hykeham, Lincoln**

**Asking Price £250,000**

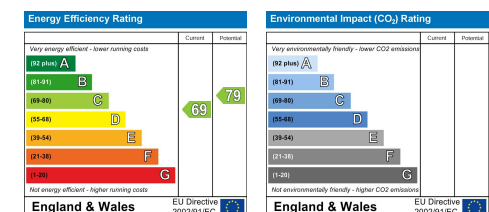
  
**MARTIN&CO**

Tyne Close, North Hykeham,  
Lincoln

Bungalow - Detached  
2 Bedrooms, 1 Bathroom

Asking Price £250,000

- Detached Bungalow
- Mature Residential Location
- Cul-De-Sac Setting
- Modern Fitted Kitchen with Utility
- Shower Room
- Larger than Average Garage
- Driveway Parking
- Low Maintenance Gardens
- No Onward Chain
- Tenure - Freehold / EPC Rating - C / Council Tax Band - B



Two bedroom detached bungalow within a pleasant cul-de-sac setting just off Windermere Avenue in North Hykeham. Comprising internally of an entrance porch, two bedrooms, living room, modern fitted kitchen, utility room and a shower room. Front and rear gardens, driveway parking and a larger than average garage. No onward chain.

North Hykeham offers easy access to local amenities to include shops and schooling of all ages, transport links with a regular bus route and being close to the A46 bypass and Hykeham train station.

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

Entrance Porch  
4'2" x 3'5"  
PVC front door, vinyl flooring and a spot light fitting.

Hallway  
PVC entrance door off the porch, carpet flooring, radiator, Honeywell thermostatic control and access to the loft.

Living Room  
15'11" x 11'11"  
PVC window to the front aspect, carpet flooring, ceiling and wall lighting, radiator and an electric feature fire with hearth and surround.



Kitchen Diner  
11'11" x 8'10"

Base and eye level units with a laminated work surface, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven with gas hob and extractor over plus an integrated fridge. PVC rear door and window, tiled flooring, radiator, spot lit ceiling and digital Drayton boiler controls.

Utility Room  
7'9" x 3'11"

PVC rear window and PVC side door, vinyl flooring, fluorescent lighting, space and plumbing for a washing machine with further under counter appliance space plus the wall mounted Ideal gas boiler.

Bedroom  
9'11" x 8'11"

PVC rear window, carpet flooring, pendant fitting, radiator and fitted bedroom furniture.

Shower Room  
6'9" x 6'8" (max measurements).

Concealed cistern WC, vanity wash basin and a curved cubicle housing the mains thermostatic shower with rainfall head and separate handheld body sprayer. PVC side window, vinyl flooring, spot lit ceiling, heated towel rail and an airing cupboard housing the hot water cylinder.

Bedroom  
11'10" x 9'11"

PVC window to the front, carpet flooring, pendant fitting, radiator and fitted mirrored wardrobes.

Garage  
21'6" x 15'0" (max measurements).

Electric roller door to the front with personnel doors to the entrance porch and utility, rear PVC windows,

mains consumer unit housed plus both meters, light and power.

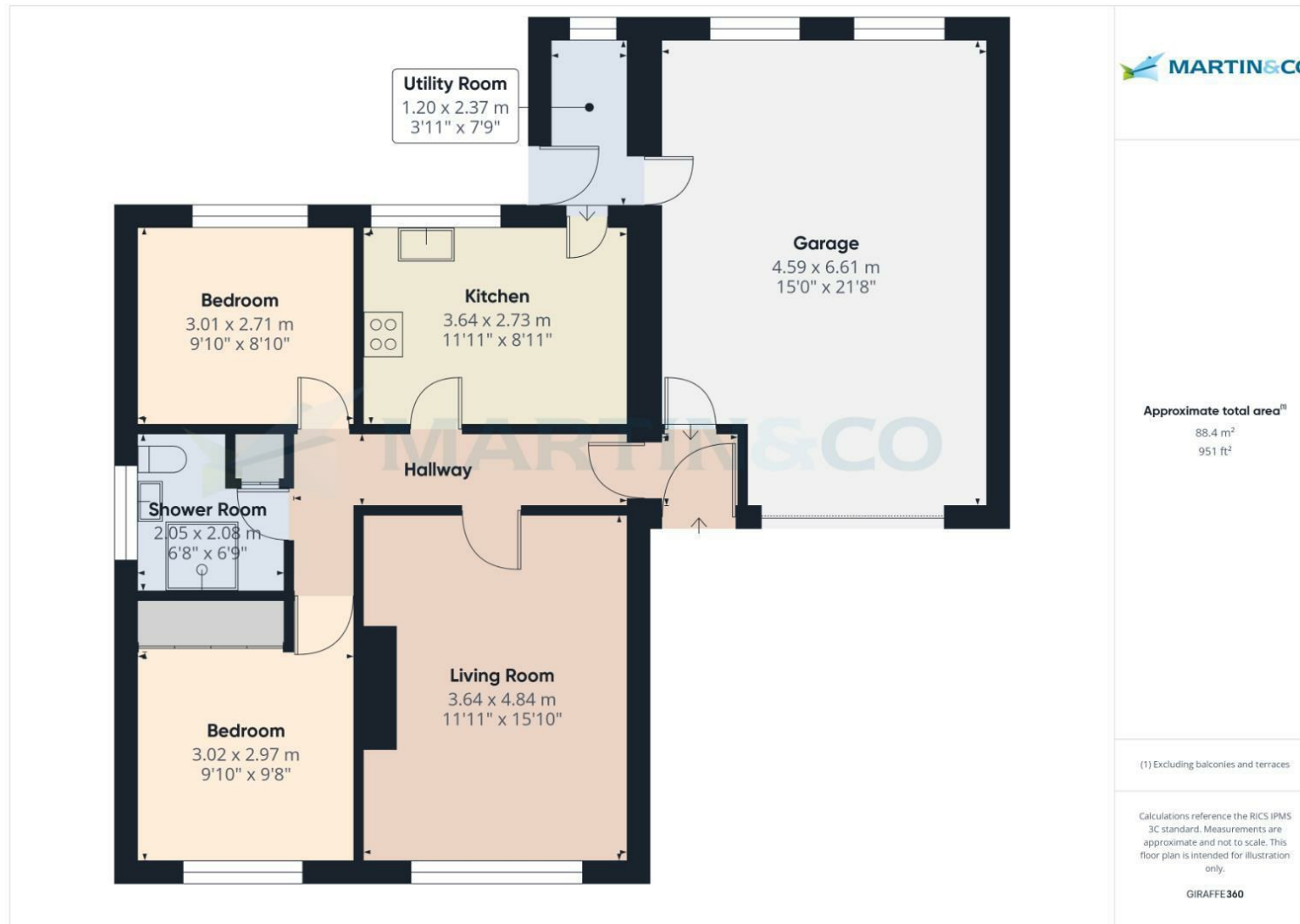
Outside

To the front is a pleasant garden being mainly laid to gravel and slate with a block paved driveway suitable for multiple vehicles to park off road. Feature lighting to the front with a side gate to the rear.

The low maintenance rear garden faces to the South West, private and fully enclosed. The garden has artificial lawn centrally with sleeper borders housing the mature beds. Further benefiting from security lighting and a water supply.

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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**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.