



Broadway, North Hykeham, Lincoln

£190,000


MARTIN&CO

Broadway, North Hykeham,
Lincoln

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£190,000

Date Available:
Deposit:

- Popular Location
- Sold with No Onward Chain
- Ground Floor Bathroom
- Modern Kitchen
- Conservatory
- Front and Rear Gardens
- Driveway Parking
- Single Garage
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - B

Three bedroom semi-detached home within the popular North Hykeham area of Lincoln. Comprising internally of an entrance hall with ground floor bathroom, lounge, open plan kitchen diner and a conservatory plus three bedrooms to the first floor. Property would benefit from modernisation. No chain.



Three bedroom semi-detached home within the popular North Hykeham area of Lincoln. Comprising internally of an entrance hall with ground floor bathroom, lounge, open plan kitchen diner and a conservatory plus three bedrooms to the first floor. Externally benefitting from a front and rear garden, driveway parking and a single garage. Property would benefit from modernisation. No onward chain.

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.

Tenure: Freehold
Council Tax Band: B
EPC Rating: D

Entrance Hall
Composite door and PVC side panel, carpet flooring, light fitting, radiator, Honeywell thermostatic control and stairs rising to the first floor with storage below housing the fuse box and meters. Stairlift is included within the sale.

Bathroom
6'4" x 5'5"
Three piece suite comprising of a low level WC, pedestal wash basin and a panel bath with thermostatic shower over. Double glazed window to the side, vinyl flooring, radiator and a light fitting.

Lounge
14'11" x 10'3"
PVC window to the front aspect, carpet flooring, radiator, pendant fitting and a gas feature fire with hearth and surround.

Kitchen Diner
16'0" x 6'9"
Base and eye level units with square edge work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted electric hob, washing machine with further space for a freestanding fridge freezer. PVC window to the rear, double glazed side window and glazed door and windows leading to the conservatory. Vinyl and carpet flooring, radiator and ceiling lighting. Wall mounted heated only Ideal boiler with Drayton controls.

Conservatory
11'8" x 9'1"
Part brick, part PVC construction with French doors to the rear, laminate flooring, radiator and wall lighting.

Stairs / Landing
Carpet flooring, double glazed side window, pendant fitting and access to the loft via a pull down ladder.

Bedroom
12'9" x 9'9"
Double glazed window to the front aspect, pendant fitting, radiator and carpet flooring. Built in shelved double door storage plus further fitted bedroom furniture to include a wardrobe, dressers and side unit.

Bedroom
11'9" x 7'10"
PVC window to the rear aspect, carpet flooring, pendant fitting, radiator, fitted wardrobe and a shelved airing cupboard housing the hot water cylinder.

Bedroom
8'9" x 7'11"
Double glazed window to the rear, pendant fitting and a radiator.

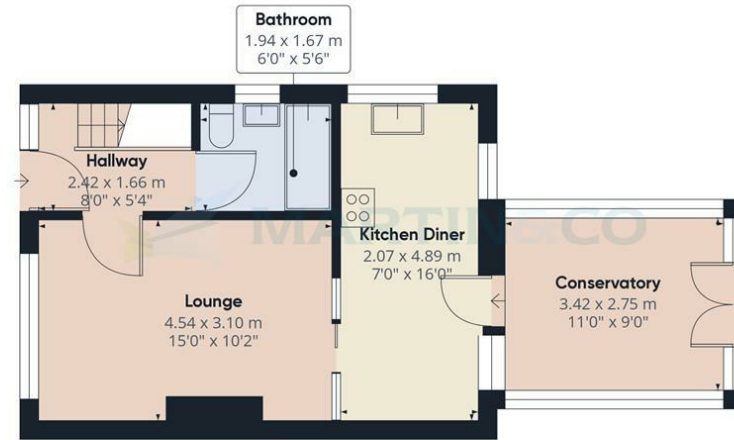


Energy Efficiency Rating

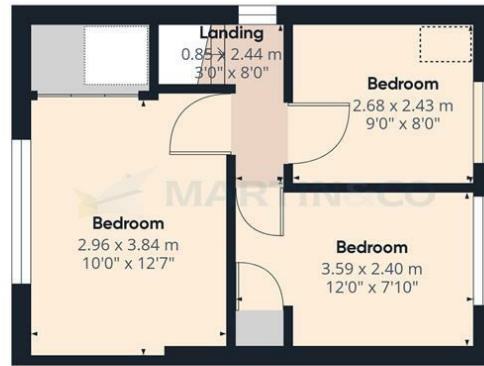
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		87
		65
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

89.21 m²
960.25 ft²

Reduced headroom

0.4 m²
4.31 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.