



Hadrians Walk, North Hykeham, Lincoln

Asking Price £300,000




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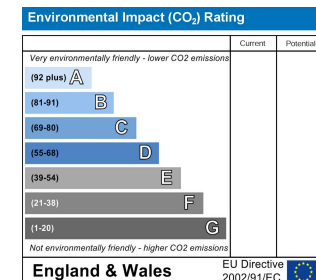
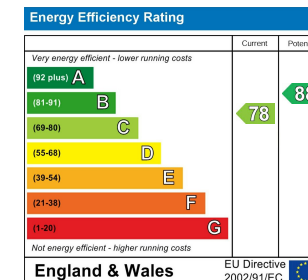
Hadrians Walk, North Hykeham, Lincoln

Detached House

4 Bedrooms, 2 Bathroom

Asking Price £300,000

- Four Double Bedrooms
- Kitchen with Utility Room
- Master Bedroom with Ensuite
- Large Living Accommodation
- Attached Garage With Electric And Light
- South Facing Rear Gardens
- EPC - C
- FREEHOLD // Council Tax - D



Description

A well presented spacious detached four bedroom family home, located in the sought after village of North Hykeham with internal accommodation briefly comprising of; entrance hall, downstairs WC, large lounge, kitchen/diner, and a utility room. To the first floor are four double bedrooms, with a master and ensuite, and a family bathroom. Benefitting from close and easy access to the local schools, amenities, shops and the A46 connection.

Entrance Hall

9'6" x 6'5"

Pvc double glazed entrance door, carpet flooring, a

light fitting, radiator, fire alarm, and stairs to the first floor.

Wc

4'9" x 3'0"

Low level wc, a pedestal sink, vinyl flooring, a light fitting, extractor fan, and a radiator.

Living Room

22'2" x 11'6"

Pvc double glazed window to the front aspect, pvc double glazed French patio doors accessing the rear garden, Wood flooring, two light fittings and two radiators.



Kitchen
22'2" x 11'6"
Base and eye units with laminate work surfaces, a stainless steel sink drainer, 6 ring gas hob, electric oven with extractor overhead, an integrated fridge freezer, integrated dishwasher, and a breakfast bar. Dual aspect, pvc double glazed windows to the front and rear aspect, two light fittings, two radiators and the consumer unit to the wall.

Utility Room
6'3" x 5'5"
Pvc double glazed door to the rear, tiled flooring, a light fitting, and a radiator. Base and eye units housing the Potterton boiler, with space and plumbing for a washing machine.

Stairs/Landing
Carpet flooring, a light fitting, radiator, storage cupboard housing the water tank, and access to the loft.

Bedroom
12'11" x 11'8"
Pvc double glazed window to the rear aspect, carpet flooring, a light fitting, and a radiator.

Ensuite
6'4" x 5'5"
Pvc double glazed window to the rear aspect, tiled flooring, a light fitting, radiator, and an extractor fan. A low level wc, pedestal sink, and a main fed shower cubicle.

Bedroom
8'11" x 8'3"
Pvc double glazed window to the front aspect, carpet flooring, a light fitting, and a radiator.

Bedroom
8'11" x 8'7"
Pvc double glazed window to the rear aspect, carpet flooring, a light fitting, and a radiator.

Bedroom
12'11" x 8'7"
Pvc double glazed window to the front aspect, carpet flooring, a light fitting, and a radiator.

Bathroom
6'4" x 5'5"
Low level wc, a pedestal sink, a bath with mains fed shower overhead. Pvc double glazed window to the

front aspect, tiled flooring with part tiled walls, a light fitting, radiator, and an extractor fan

Garage
17'1" x 9'0"
Up and over door, with electric and light, and a pvc double glazed side access door.

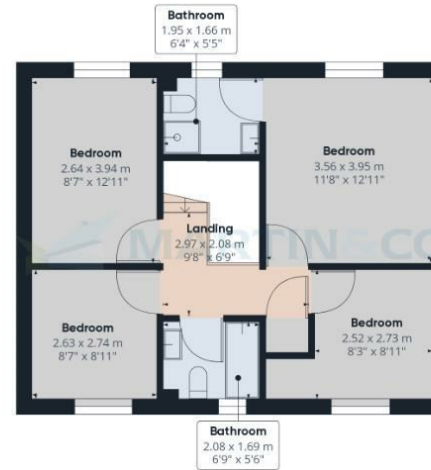
Outside Space
The front offers an attractive curb appeal, with small lawn fronts, and access to the driveway, and garage. The rear fully enclosed south facing garden, is mostly laid to lawn, with a patio area, with a further side lawn space.

Fixture & 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.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

121.79 m²
1310.97 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.

GIRAFFE360

Martin & Co Lincoln Lettings

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6

8HW

01522 503727 . lincoln@martinco.com

01522 503727

<http://www.martinco.com>



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.

