



**Primrose Close, North Hykeham, Lincoln**

**Asking Price £280,000**

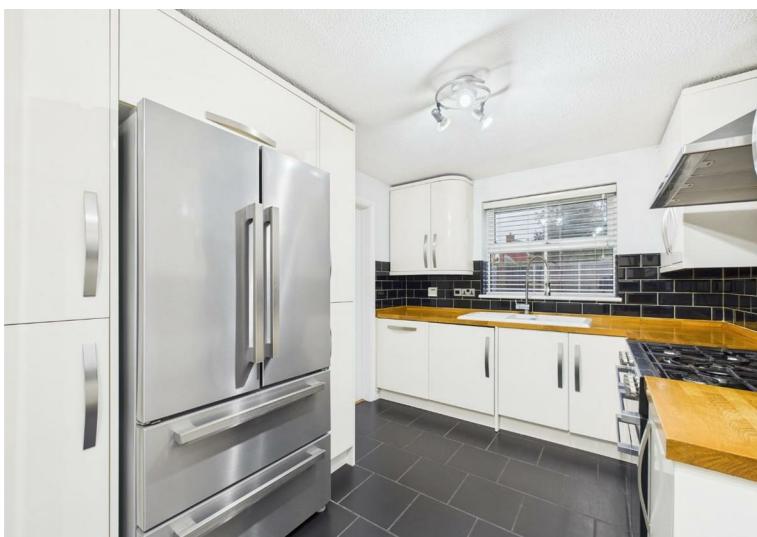
**MARTIN & CO**

Primrose Close, North Hykeham,  
Lincoln

House - Detached  
3 Bedrooms, 2 Bathrooms

Asking Price £280,000

- Detached Family Home
- Cul-De- Sac End Plot Position
- Modern and Well Presented
- High Gloss Kitchen and Open Plan Living Diner
- Primary Bedroom with Ensuite
- Landscaped Rear Garden
- Attached Garage with Plentiful Parking
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
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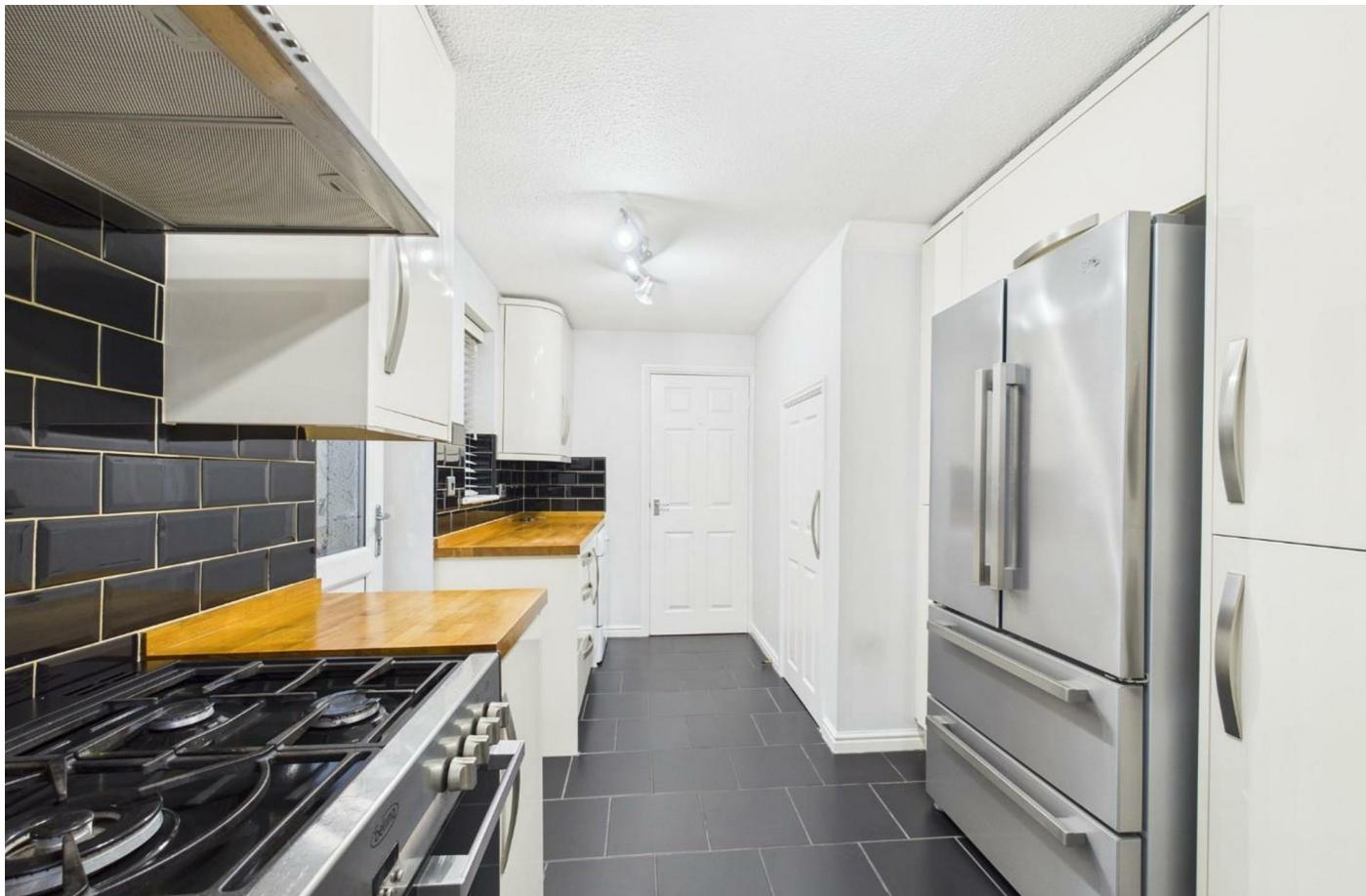
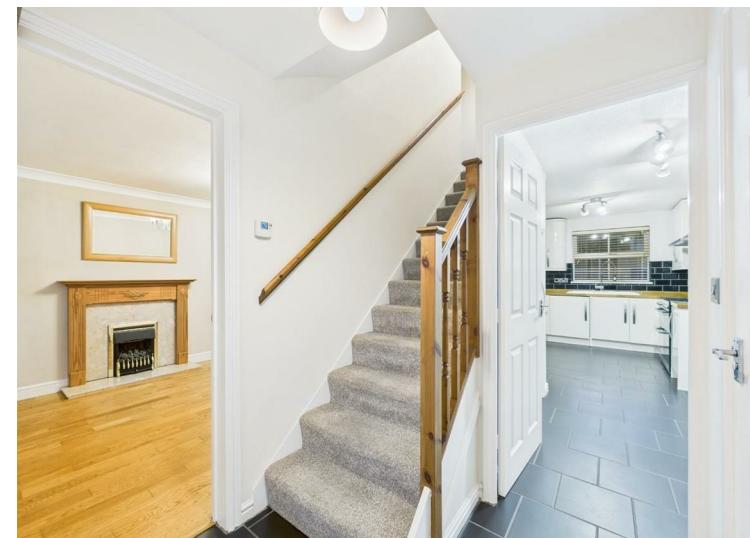
Three bedroom detached family home, nestled away within a cul-de-sac setting of the ever popular North Hykeham. Beautifully modernised and presented by the current owner, this property comprises internally of an entrance with cloakroom, modern kitchen and spacious living diner, three bedrooms, primary with ensuite and a matching shower room. Externally offering a landscaped rear garden, attached single garage and plentiful off road parking. Viewings are by appointment only and is being sold with no onward chain.

North Hykeham is situated to the south of Lincoln, benefitting from local schooling and amenities plus easy access to the A46 bypass and train station.

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

**Entrance Hall**  
PVC front door, tiled flooring, radiator, pendant fitting, Honeywell digital thermostatic control and stairs rising to the first floor.

**Cloakroom**  
5'10" x 2'9"  
Low level WC, vanity wash basin, tiled flooring and low level wall tiling, PVC side window, light and extractor.



Living Diner  
25'3" x 10'2"

PVC window to the front with French doors to the rear, wood flooring, two light fittings, three radiators and a electric feature fire with hearth and surround.

Kitchen  
16'7" x 8'8"

Base and eye level high gloss units with solid wood work surfaces, tiled splash backs and a ceramic sink and drainer. Completed with a Belling range stove with fitted extractor over, integrated washing machine and dishwasher. Hotpoint tumble dryer is included within the sale but there is further space for an American style fridge freezer. PVC windows to the side and rear plus a side PVC door, light fittings, tiled flooring, housed consumer unit and Baxi heat only boiler. Built in under stairs storage cupboard with a power supply.

Stairs / Landing

Carpet flooring, pendant fitting and a shelved airing cupboard housing the hot water cylinder. Access to the loft via a fitted ladder, with lighting and partial boarding.

Bedroom

14'8" x 10'4"

PVC window to the front, carpet flooring, pendant fitting and a radiator.

Ensuite

8'11" x 5'2"

Low level WC, vanity wash basin and a double cubicle with mains thermostatic rainfall shower over and separate body sprayer attachment. Fully tiled room with PVC front window, radiator, heated towel rail, light and extractor.

Bedroom  
10'5" x 9'4"

PVC window to the rear, carpet flooring, pendant fitting and a radiator.

Bedroom  
9'11" x 7'3"

PVC window to the rear, carpet flooring, pendant fitting and a radiator.

Shower Room  
6'7" x 5'7"

Low level WC, vanity wash basin and a double cubicle housing the Bristan electric power shower. Fully tiled room with PVC side window, vertical radiator, heated towel rail, light and extractor.

Garage  
17'5" x 8'1" (approximate measurements.)

Electric roller door to the front, light and power with additional storage space to the roof pitch.

Outside

The front garden has been utilised exclusively for the benefit of off road parking with a block paved and gravelled driveway suitable for multiple vehicles and or a motorhome to park off road. There is a rain canopy over the front door, lighting and side access to the rear garden.

To the rear is a generously landscaped garden with laid lawn, slate borders and two curved patio seating areas. Furthermore the rear offers a water and power 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

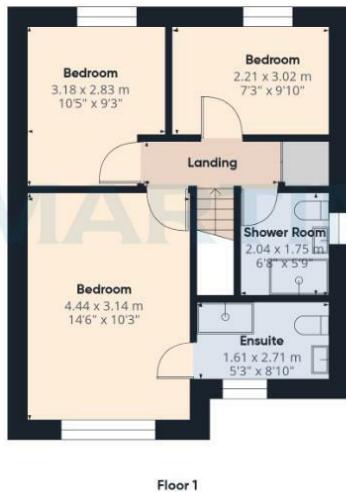
order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Approximate total area<sup>(1)</sup>

96.6 m<sup>2</sup>

1041 ft<sup>2</sup>



(1) Excluding balconies and terraces

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

GIRAFFE360



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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.