



**Bodmin Moor Close, North Hykeham, Lincoln**

**Asking Price £280,000**

  
**MARTIN & CO**

# Bodmin Moor Close, North Hykeham, Lincoln

Bungalow - Detached  
3 Bedrooms, 1 Bathroom

Asking Price £280,000

- Detached Bungalow
- Generous Corner Plot
- Potential to Extend (STPP).
- Landscaped Gardens
- Popular Mature Location
- Driveway Parking and Single Garage
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - C



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			
England & Wales		60	80
		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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-38)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

Three bedroom detached bungalow positioned within a mature and well established residential area in North Hykeham. This property is priced to sell, occupying a generous corner plot, offering the potential to extend to the side and rear (STPP). Internally comprising of three bedrooms, shower room, living room, dining room and kitchen. Externally offering landscaped gardens to the front, side and rear, driveway parking and a single garage.

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  
PVC entrance door, carpet flooring, radiator, storage cupboard and access to the loft.

Porch  
4'1" x 3'2"  
PVC front door and side window, tiled flooring and wall lighting.

Bedroom  
11'5" x 9'10" (measured to fitted wardrobes).  
PVC window to the front, carpet flooring, radiator,



pendant fitting plus fitted bedroom furniture including wardrobes.

Bathroom  
7'8" x 6'3"

Fully tiled room with a low level WC, pedestal wash basin and a double cubicle housing the thermostatic shower. Side PVC window, heated towel rail, shelved storage cupboard, light and extractor.

Bedroom  
10'10" x 10'10"

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

Bedroom  
9'3" x 7'4"

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

Living Room  
17'4" x 12'10"

PVC bow window to the front, carpet flooring, radiator, ceiling and wall lighting plus an electric fire with hearth and surround.

Dining Room  
9'3" x 7'9"

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

Kitchen  
9'3" x 8'9"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven with electric hob and fitted extractor above, space and plumbing for a washing machine plus an integrated fridge. PVC rear window and side door, tiled flooring and a light fitting.

Outside

To the front is a low maintenance gravelled garden with concrete pathways and a driveway suitable for off road parking. Gated access to both sides leads to the rear.

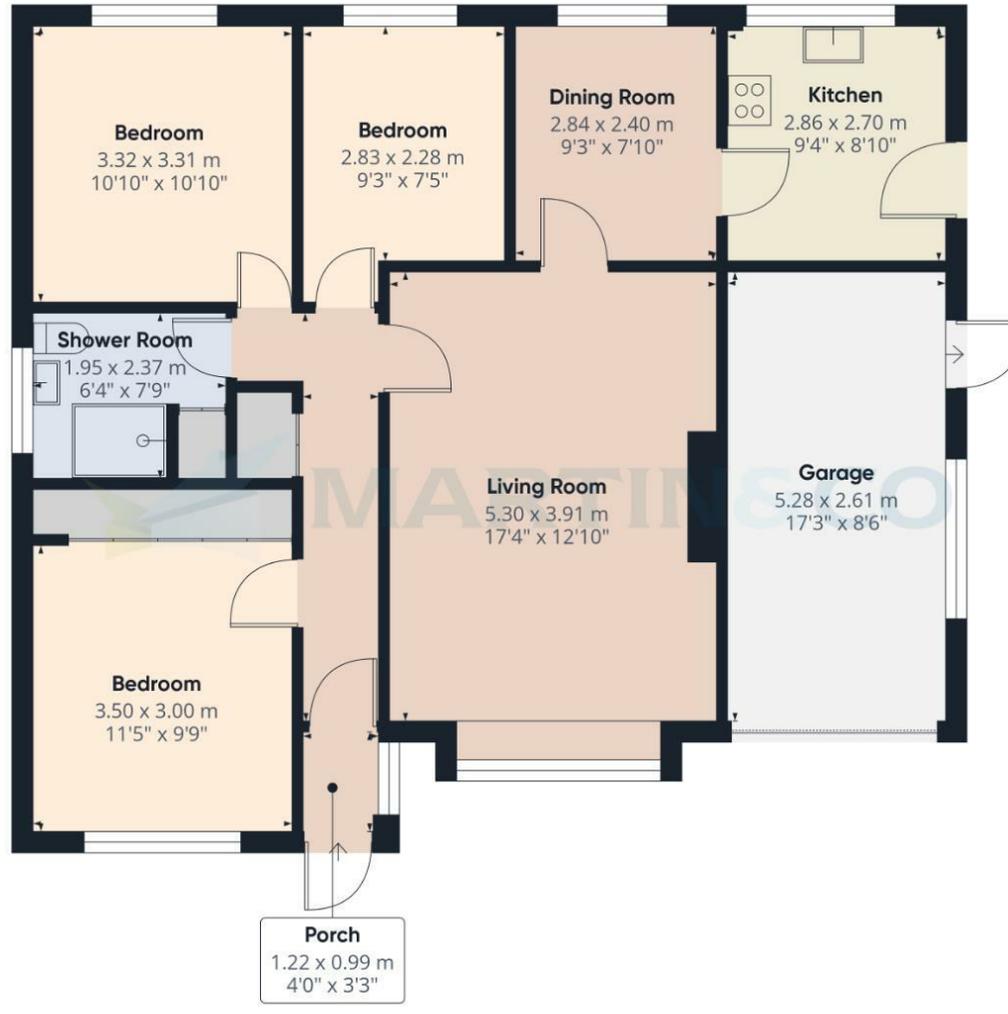
The generous and private landscaped rear garden offers a laid lawn with a concrete patio seating area, mature planted beds and extensive gravel borders. To the side of the property there is the potential to store a motorhome or caravan subject to a dropped kerb and remedial works for access. There are water and lighting to the rear plus a garden shed to be included within the sale.

Garage  
17'2" x 8'6"

Up and over door to the front with a side personnel door and PVC window, light and power, housing the mains consumer unit, gas meter and the Ideal gas combination boiler.

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>  
92.3 m<sup>2</sup>  
992 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

Martin & Co Lincoln Lettings

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

8HW

01522 503727 . lincoln@martinco.com

01522 503727

<http://www.martinco.com>



MARTIN&CO

**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.

