



75 Cleveland Avenue,
North Hykeham, Lincoln

BROWN & CO JH Walter



75 Cleveland Avenue, North Hykeham, Lincoln

A recently constructed three bedroom detached property located on phase two of East Village which is being developed by the locally renowned developer Tennyson Homes.

This modern home is constructed of Lincolnshire stone and reclaimed brick and has been built to a high specification. The ground floor offers an entrance hall, generous lounge, open plan kitchen/Diner, utility and WC with three bedrooms, en-suite shower room and family bathroom.



ACCOMMODATION

Entrance Hall

With stairs to first floor, radiator, door to;

Lounge

Double glazed casement windows to front elevation, two radiators, double wooden doors to;

Kitchen/Diner

Double glazed casement window and double glazed bi-fold doors to rear elevation, fitted wall and base units with quartz worktop, one and a half bowl drainer sink, built-in appliances include dishwasher, oven, microwave, fridge freezer, four ring electric hob with extractor over, two radiators, door to;

Utility

Double glazed door to rear elevation, fitted wall and base units with stainless steel single drainer sink, space and plumbing for washing machine and tumble dryer, radiator, extractor fan, Worcester boiler, door to;

WC

Two piece suite comprising low flush WC, wash basin in vanity unit, extractor, radiator.

First floor

Bedroom One

Double glazed casement windows to front elevation, radiator, door to;

En-Suite Shower Room

Three piece suite comprising large shower cubicle with dual shower head, wash basin in vanity unit, low flush WC, heated towel rail, extractor.

Bedroom Two

Double glazed casement window to rear elevation, radiator.

Bedroom Three

Double glazed casement window to rear elevation, radiator.

Bathroom

Double glazed casement window to side elevation, three piece suite comprising panelled bath with shower over, low flush WC, wash basin in vanity unit, heated towel rail, extractor, part tiled walls.

Landing

With airing cupboard, single radiator and loft access.

Outside

The front elevation offers a small lawned area along with a gravel driveway leading to a detached single garage with electric roller shutter door. The rear elevation offers a lawned garden with patio area and side access gate.

Services

We understand the property offers, mains water, electric, gas and main sewer connections.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band C

Mobile

We understand from the Ofcom website there is good mobile coverage from EE, Three, O2 and Vodafone.

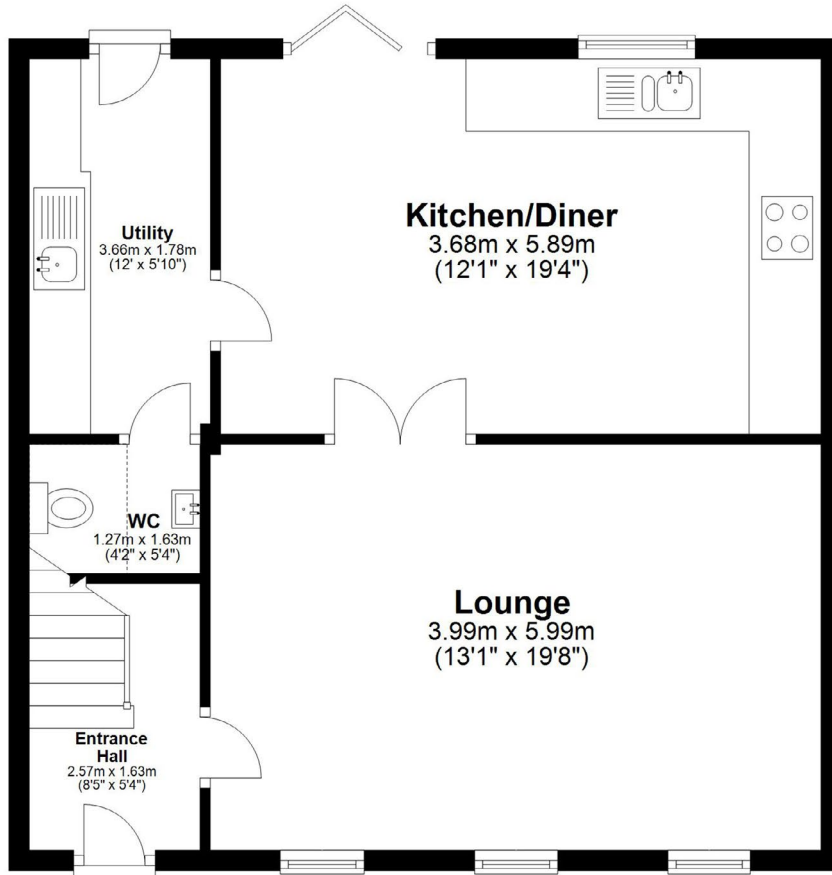
Broadband

We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 200 Mbps.



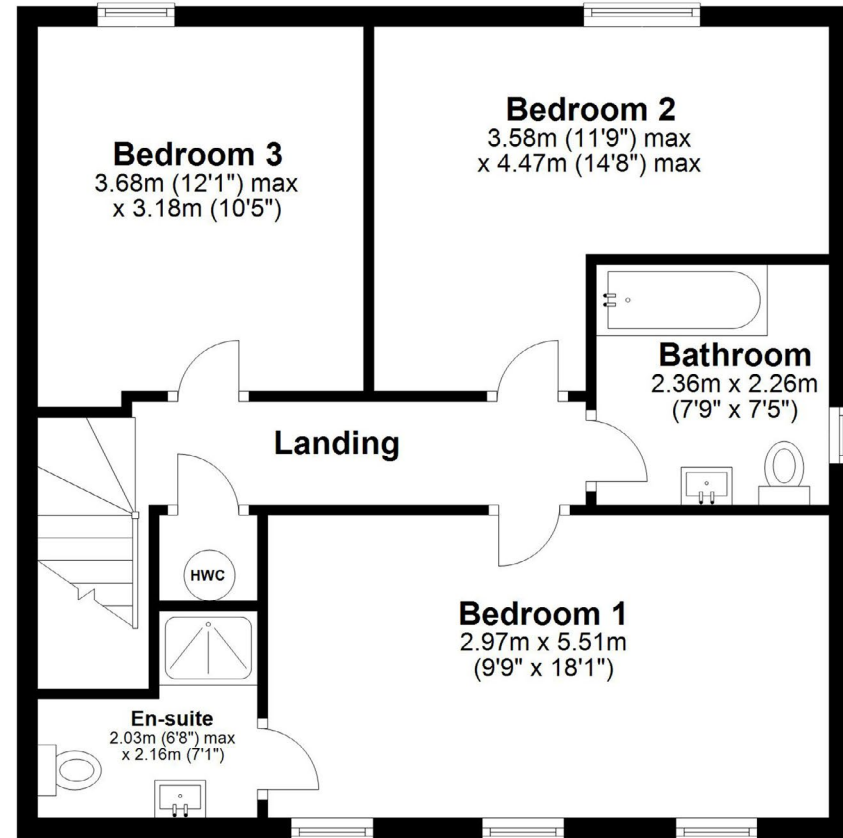
Ground Floor

Approx. 60.0 sq. metres (646.3 sq. feet)



First Floor

Approx. 60.3 sq. metres (649.1 sq. feet)



Total area: approx. 120.3 sq. metres (1295.4 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanUp.

75 Cleveland Avenue, North Hykeham





Energy performance certificate (EPC)

| | | |
|--|---------------------------|-------------------------------|
| 75 Cleveland Avenue North Hykeham LINCOLN LN6 9TH | Energy rating B | Valid until: 3 September 2033 |
| Certificate number: 7237-9331-9000-0204-6202 | | |

| | |
|------------------|------------------|
| Property type | Detached house |
| Total floor area | 88 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Directions - LN6 9TH
Entering North Hykeham on the A1434 Newark Road proceed until you reach a right hand turn onto Moor Lane. Then turn right onto Mill Lane and proceed until you reach a left turn onto Cleveland Avenue where the property can be found on your left.

Buyer identity check
Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Agent
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IMPORTANT NOTICES
Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential values and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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