



- 3 Double Bedrooms
- Garage & Parking
- Contemporary Kitchen
- Sold With No Onward Chain

- Private Enclosed Garden
- Master Bedroom With En-Suite
- Sought After Location
- Call Today To View

Mercury Close, North Hykeham, LN6 9FH
£225,000





Starkey&Brown is delighted to present this 3 double-bedroom, 3 storey townhouse in the ever popular North Hykeham area of Lincoln. Accommodation briefly comprises entrance hallway leading to downstairs WC/cloakroom, lounge with French doors leading to the rear garden and kitchen. First floor comprises two bedrooms and a family bathroom. Rising to the second floor is an impressive 24'6" master bedroom and en-suite shower room. Mercury Close is located to nearby amenities such as schooling at primary and secondary levels, doctor and dentist surgery, takeaways, The Forum shopping complex, Asda supermarket, Co-op food store, post office, bus service to and from Lincoln city centre, Hykeham railway and access to A46 bypass. For more information or to arrange a viewing. Contact Starkey&Brown. Council tax band: C. Freehold.



uPVC door leading into:

Hallway

Fully carpeted, a curtain rail for added privacy, a radiator, and a staircase to the first floor. Access to the downstairs WC/Cloakroom, kitchen and living room.

Downstairs WC/Cloakroom

Having vinyl flooring, a low-level WC, a wash hand basin, a fuse board, and a radiator.

Kitchen

12' 10" x 6' 4" (3.91m x 1.93m)

Having a uPVC double-glazed window to the front aspect with fitted vertical blinds, a range of base and wall units, and counter worktops, integrated electric oven with 4 ring gas hob and extractor hood, space and plumbing for dishwasher, washing machine, tumble dryer, cupboard housing boiler (serviced annually), sink and drainer unit with mixer tap, and a radiator.

Lounge

16' 9" x 13' 6" (5.10m x 4.11m)

Being fully carpeted, uPVC double-glazed French doors to the rear aspect, 2 uPVC double-glazed windows to the side aspect, a curtain rail, a large understairs storage cupboard, and a radiator.

First Floor Landing

Fully carpeted, a staircase to the second floor, a radiator, and access to two bedrooms and a bathroom.

Bedroom 2

13' 6" x 9' 8" (4.11m x 2.94m)

Being carpeted, uPVC double-glazed window to rear aspect, 6-door wardrobe (to remain), and a radiator.

Bedroom 3

13' 6" x 11' 6" max (4.11m x 3.50m)

Being carpeted, 2 uPVC double-glazed windows to the front aspect, and a radiator.

Family Bathroom

Having vinyl flooring, a panelled bath with overhead mains shower, wash hand basin, low-level WC, and is partially tiled.

Second Floor Landing

Bedroom 1

24' 6" x 9' 6" (7.46m x 2.89m)

Being carpeted, Velux window to the rear aspect, uPVC double-glazed window to the front aspect. Additional overstairs storage, access into partially boarded loft. Access into:

En-Suite

Having vinyl flooring, a Velux window to the rear aspect, a corner shower cubicle, low-level WC, a wash hand basin, and partially tiled.

Outside Rear

With a lawn and a partial patio area, the shed to remain. Gate leading to shared access path leading to single garage - with light and power. Additional parking in front of the garage.

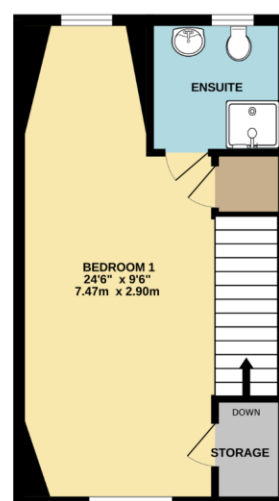
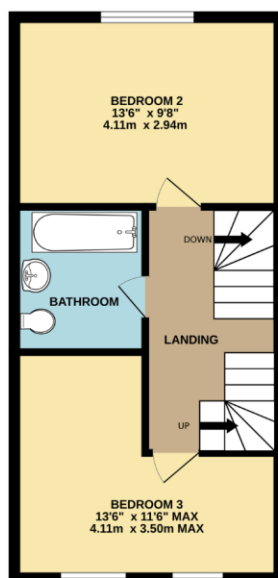
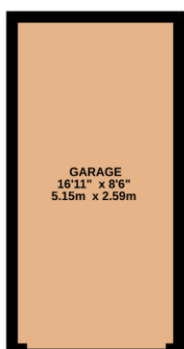
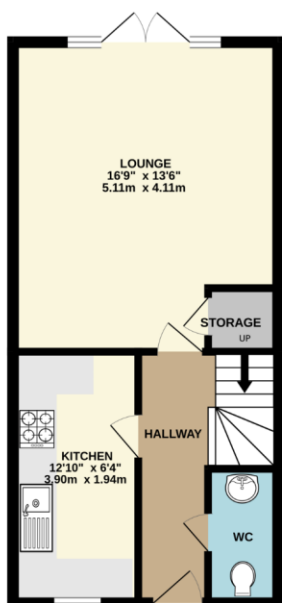




GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.

2ND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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