



**Dore Avenue, North Hykeham, Lincoln**

**Offers Over £280,000**

  
**MARTIN & CO**

Dore Avenue, North Hykeham,  
Lincoln

House - Detached  
4 Bedrooms, 1 Bathroom

Offers Over £280,000

- Four Double Bedrooms
- Detached Family Home
- Good Sized Plot
- Kitchen Diner
- Utility Room
- Integral Garage
- Driveway Parking
- Not Directly Overlooked Rear Garden
- Popular Location
- No Onward Chain



Four bedroom detached family home situated within an established residential area in North Hykeham. Comprising of an entrance hall, lounge, kitchen diner, utility, four double bedrooms and a bathroom. Integral garage, driveway parking, front and rear gardens. Sold with no onward chain. Property would benefit from a degree of modernisation.

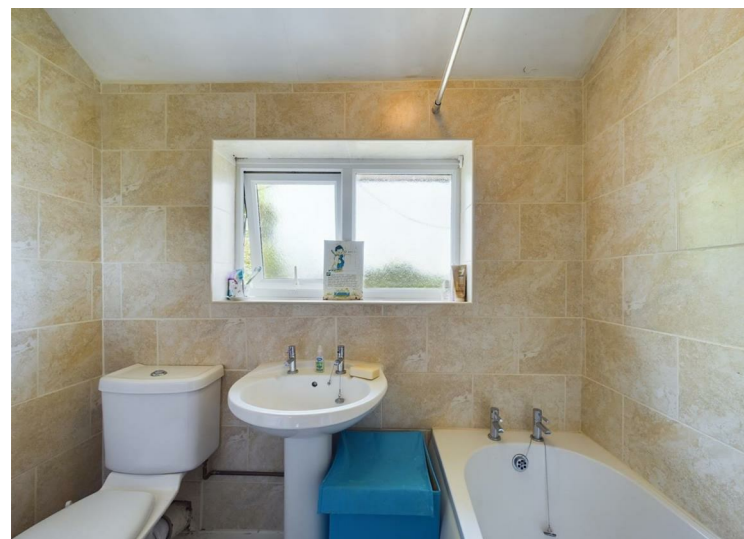
North Hykeham is situated to the south of the city, benefitting from a range of amenities including schooling of all ages, supermarkets, doctors' surgery, shops and much more. Regular bus service operates into Lincoln city centre with road and rail links also nearby.

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

**PORCH**  
5'0" x 3'9"  
PVC entrance door and side panel, carpet flooring.

**HALLWAY**  
PVC door and side panel, carpet flooring, light fitting, radiator, alarm control panel, Drayton thermostatic control and stairs rising to the first floor.

**LOUNGE**  
13'6" x 11'11"  
PVC windows to the front and side aspects, carpet



flooring, light fitting, radiator and a gas feature fire with hearth and surround.

#### KITCHEN/DINER

17'10" x 9'11"

Base and eye level units with square edge worksurfaces, tiled splash back and an inset stainless steel sink and drainer. Including a freestanding cooker, wall mounted Baxi boiler with controls, two pendant fittings, two PVC windows to the rear, radiator, tile and carpet flooring plus an understairs cupboard housing the mains consumer unit.

#### UTILITY ROOM

9'8" x 7'10"

Base and eye level units with roll edge worksurfaces. Space and plumbing for a washing machine with further space for a freestanding fridge freezer. PVC window to the rear and side door, light fitting and a personnel door to the garage.

#### GARAGE

16'10" x 7'11"

Light and power, up and over door to the front aspect and a personnel door to the utility.

#### STAIRS/LANDING

Carpet flooring, pendant fitting and an airing cupboard housing the hot water cylinder. Loft hatch access with partial boarding, pull down ladder and lighting.

#### BEDROOM

12'11" x 7'10"

PVC window to the rear aspect, carpet flooring and two light fittings.

#### BATHROOM

7'1" x 5'6"

Three piece suite comprising of a low level WC, pedestal wash basin and a panel bath with electric shower over. Full wall tiling, PVC window to the rear, vinyl flooring, light fitting and a radiator.

#### BEDROOM

10'11" x 10'6"

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

#### BEDROOM

12'11" x 9'8"

PVC window to the front aspect, carpet flooring, radiator, pendant fitting and including the wardrobes.

#### BEDROOM

16'8" x 8'9"

Two PVC windows to the front aspect, carpet flooring, radiator, two pendant fitting and fitted wardrobes.

#### OUTSIDE

To the front is mainly laid to lawn with mature planted borders and a spacious block paved driveway suitable for multiple vehicles to park off road. The rear offers an enclosed and not directly overlooked mature garden with laid lawn, planted borders and two patio areas. Water supply, lighting and gated access to the front. Two sheds and a greenhouse are included with the sale.

#### 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.

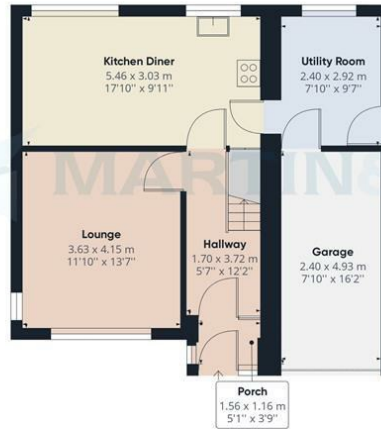
Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	79
	EU Directive 2002/91/EC	
	England & Wales	

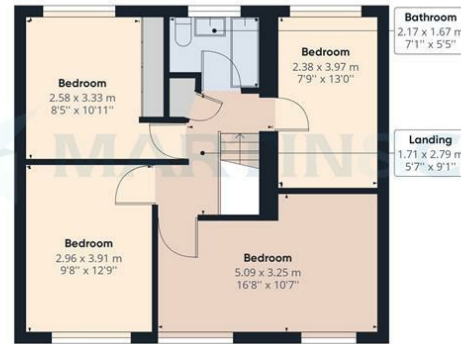
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	
	England & Wales	





Floor 0

Approximate total area<sup>(1)</sup>  
 118.04 m<sup>2</sup>  
 1270.58 ft<sup>2</sup>



Floor 1

(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.

GIRAFFE 360

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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.