

Vulcan Crescent, North Hykeham, Lincoln

Asking Price £375,000



Vulcan Crescent, North Hykeham,
Lincoln

Bungalow - Detached
3 Bedrooms, 1 Bathroom

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- Generous Plot
- Millennium Lakes to Rear of Garden
- Extended Family Home
- Owned Solar Panels
- Multi Fuel Stove
- Master Bedroom with Wet Room
- Driveway Parking
- Detached Garage
- EPC Rating - B
- Council Tax Band - C / Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Extended three bedroom detached bungalow occupying a large plot on Vulcan Crescent in North Hykeham. Beautifully maintained and presented, this home comprises internally of an entrance hall, dual aspect living room, spacious breakfast kitchen, three bedrooms, master with wet room and a separate shower room. Externally benefitting from driveway parking for multiple vehicles, detached garage, front and rear gardens. In the agents opinion, this property is something special and one to be viewed without delay to truly appreciate.

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.

Agent Note - This property sale is split across three separate titles as can be seen in the plot photo.

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Council Tax Band - C
Tenure - Freehold

Entrance Porch
Composite entrance door, tiled flooring with matwell and lighting.



Hallway

Laminate and carpet flooring, panel radiator and separate vertical radiator, two pendant fittings and a cupboard housing the heating controls, lighting, alarm panel and solar control. Access to the loft via a pull down ladder, with partial boarding, lighting and housing the Ideal boiler and stainless steel storage tank.

Dining Room / Bedroom

11'5" x 10'10"

PVC window to the front aspect, wood flooring, radiator and a light fitting.

Living Room

17'4" x 13'4"

Dual aspect with PVC windows to the front and side, carpet flooring, radiator, ceiling and wall lighting plus a multi fuel stove with hearth and surround.

Bedroom

12'8" x 11'0"

PVC window to the front aspect, carpet flooring, radiator, light fitting and fitted wardrobes.

Bedroom

15'10" x 13'0"

PVC window to the side aspect, carpet flooring, vertical radiator, light fitting, fitted wardrobes and PVC French doors to the rear,.

Ensuite

8'7" x 7'11" (max measurements).

Wet room ensuite with high WC, pedestal wash basin and a walk in shower with floor drain. Under floor heating, heated towel rail, PVC window to the rear, spot lit ceiling and extractor.

Shower Room

9'1" x 6'7" (max measurements).

Low level WC, pedestal wash basin and a mains fed shower cubicle. Velux window, vinyl flooring, spot lit ceiling, heated towel rail and an airing cupboard with a radiator.

Kitchen

17'10" x 10'9"

Base and eye level units with a roll edge worksurface, inset stainless steel sink and drainer plus tiled splash backs. Fitted double oven, gas hob with extractor over, integrated dishwasher with space and plumbing for a washing machine plus further space for a fridge freezer. Laminate flooring with fitted matwell, PVC French doors to the rear, PVC windows to the rear and side aspects, vertical radiator and separate panel radiator, ceiling lighting and two pantry style cupboards.

Garage

24'4" x 10'3"

Up and over door to the front, personnel side door and window, separately fused for light and power.

Outside

To the front is a block paved driveway extending to the side beyond the five bar gate with space for multiple vehicles to park off road, lawned and matured planted garden plus lighting. To the rear is a brick shed housing the meters and the mains consumer unit.

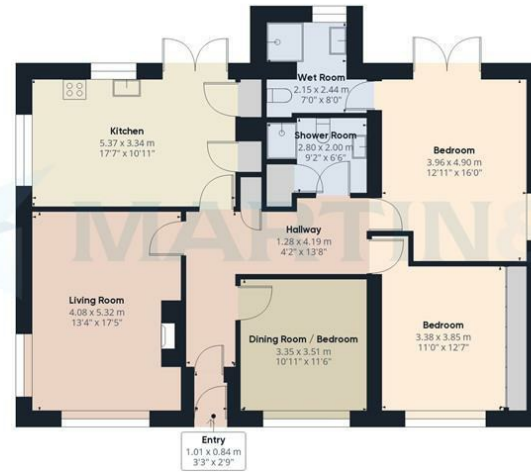
The rear garden is a generous size, mature with planted borders and laid lawn. Patio area and pathways, rockery with water feature, water supply, power and lighting. Garden shed, summer house and

greenhouse are included within the sale. To the side is a single gate with wood store.

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.





Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
137.6 m²
1481.09 ft²

(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.

GIRAFFE360

Martin & Co Lincoln Sales

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

8HW

01522 503727 . lincoln@martinco.com

01522 503727

<http://www.martinco.com>

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.