



Oulton Close, North Hykeham, Lincoln

Asking Price £260,000


MARTIN & CO

Oulton Close, North Hykeham,
Lincoln

Bungalow - Detached
2 Bedrooms, 1 Bathroom

Asking Price £260,000

- Detached Bungalow
- Mature Residential Location
- Modern Fitted Kitchen
- South East Facing Rear Garden
- Generous Plot
- Driveway Parking
- Single Garage
- EPC - D / FREEHOLD / Council Tax Band - C



Two bedroom detached bungalow occupying a prime cul-de-sac position within Oulton Close in North Hykeham. Comprising internally of an entrance porch, two bedrooms, open plan lounge and dining room, modern fitted kitchen, bathroom and a sunroom. Private South East facing rear garden, driveway parking and a single garage.

North Hykeham offers easy access to local amenities to include shops and schooling of all ages, transport links with a regular bus route and being close to the A46 bypass and Hykeham train station.

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

Porch
3'8" x 3'2"
PVC window and door, carpet flooring and wall lighting.

Hallway
PVC door, radiator, two light fittings, storage cupboard and a Honeywell thermostatic control.

Bedroom
13'5" x 9'10" (max measurements.)
PVC window to the front aspect, carpet flooring, radiator, pendant fitting and fitted wardrobes.



Bathroom
8'4" x 6'4"
Three piece suite comprising of a concealed cistern WC, vanity sink and a panel bath with shower head and hose attachment. PVC window to the side, vinyl flooring, light fitting, storage cupboard and a radiator.

Bedroom
10'11" x 9'10"
PVC window to the rear aspect, pendant fitting, carpet flooring and a radiator.

Lounge
17'4" x 12'5"
PVC window to the front aspect, carpet flooring, light fitting, radiator and an electric feature fire with hearth and surround.

Dining Room
9'5" x 9'4"
Patio doors to the rear aspect, carpet flooring, radiator, wall lighting and access to the loft.

Sunroom
19'7" x 9'10"
Carpet flooring, radiator, wall lighting and patio doors to the rear garden.

Kitchen
16'0" x 9'4"
Base and eye level units with roll edge worksurfaces, tiled splashbacks and an inset stainless steel sink and drainer. Fitted oven, gas hob and extractor over with space and plumbing for a washing machine and further under counter spaces for a fridge and separate freezer. Vinyl flooring, PVC windows to the side and rear, rear PVC door, pantry cupboard and lighting.

Garage
17'10" x 8'5"
Up and over door to the front, side personnel door, Worcester combination boiler housed, mains consumer unit, light and power.

Outside
Set back in the corner of the cul-de-sac and benefitting from a generous plot with a sweeping concrete driveway for off road parking. Low maintenance front garden with shrub borders and gated access to the rear. The rear backs onto the park and offers a private and fully enclosed South East facing garden, low maintenance with decorative stonework.

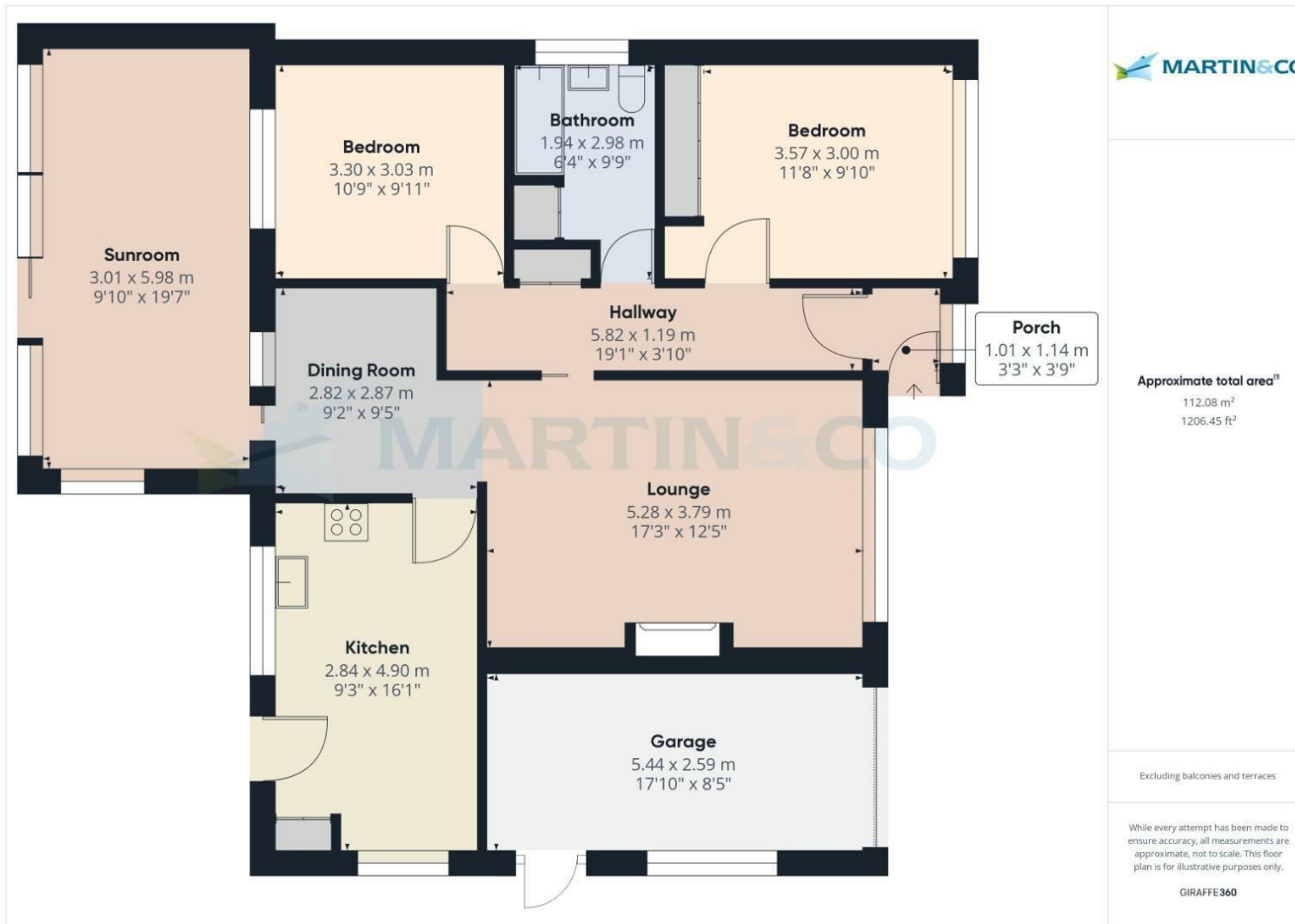
Fixtures & Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC





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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.

