



**Exmoor Close, North Hykeham, Lincoln**

**Asking Price £280,000**

  
**MARTIN & CO**

Exmoor Close, North Hykeham,  
Lincoln

Bungalow - Detached  
3 Bedrooms, 1 Bathroom

Asking Price £280,000

- Mature Residential Location
- Private Rear Garden
- Driveway Parking
- Modern Shower Room
- Open Plan Living
- Conservatory
- Single Garage
- EPC Rating - E
- Council Tax Band - C
- Freehold



Three bedroom detached bungalow positioned within a mature and well established residential location in North Hykeham. Comprising of an entrance hall, three bedrooms, modern shower room, open plan lounge diner, kitchen and a conservatory. Front and rear gardens, driveway parking and a single garage.

The property is within easy reach of local amenities to include supermarkets, schooling of all ages, public houses and more. Regular bus routes are available plus access in and out of the city via the A46 bypass and North Hykeham train station.

**Porch**  
3'9" x 3'3"  
PVC front door, arched feature PVC window and carpet flooring.

**Hallway**  
Carpet flooring, radiator, pendant fitting, loft hatch access, storage cupboard and a wall mounted Honeywell thermostatic control.

**Bedroom**  
11'5" x 9'10" measured to wardrobes  
PVC window to the front, carpet flooring, radiator, pendant fitting and fitted mirrored wardrobes.



### Shower Room

7'6" x 6'3"

Low level WC, vanity sink with storage cupboards and a mains fed walk in double shower cubicle. Fully tiled room, PVC side window, heated towel rail and a light fitting.

### Bedroom

10'10" x 10'8"

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

### Bedroom

9'5" x 7'4"

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

### Lounge Diner

27'2" x 12'9" (max measurements.)

PVC bay window to the front aspect, carpet flooring, ceiling and wall lighting, two radiators, gas feature fire with hearth and patio doors to the rear.

### Kitchen

9'4" x 8'7"

Base and eye level units, roll edge work surfaces and tiled splashbacks with an inset composite sink and drainer. Fitted oven, hob with extractor over, space and plumbing for a washing machine plus separate undercounter space for both a fridge and freezer. Tiled flooring, PVC window to the rear and side door, fluorescent lighting and a radiator.

### Conservatory

16'0" x 8'0"

Part brick, part PVC construction with carpet flooring, radiator, wall lighting and PVC door to the garden.

### Garage

17'2" x 8'5"

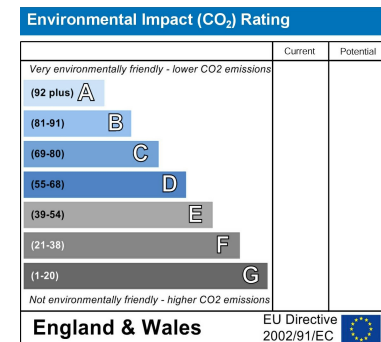
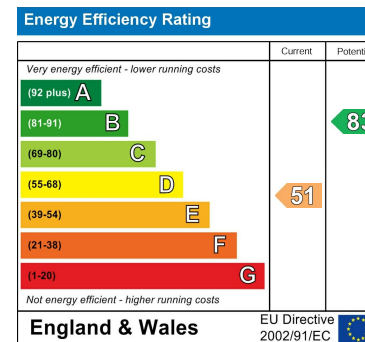
Up and over door to the front, side door and window, water supply and plumbing for a washing machine, combination boiler and mains consumer unit housed. Light and power.

### Outside

To the front is a spacious concrete driveway suitable for off road parking, lawned area with planted borders and gated access to the rear. The rear offers a private and not overlooked split level garden, being laid to lawn, mature planted borders with patio and pathways. Shed is included within 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.





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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.

