



**Meadow Lane, North Hykeham, Lincoln**

**Asking Price £250,000**



Meadow Lane, North Hykeham,  
Lincoln

Chalet - Detached  
2 Bedrooms, 1 Bathroom

Asking Price £250,000

- Detached Chalet Bungalow
- Spacious Lounge
- Open Plan Kitchen Diner
- Four Piece Bathroom
- Front and Rear Gardens
- Driveway Parking
- Single Garage
- Popular Location
- Tenure: Freehold
- EPC - D / Council Tax - C



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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>		Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b> (61-81) <b>B</b> (49-60) <b>C</b> (35-48) <b>D</b> (21-38) <b>E</b> (1-20) <b>F</b> (1-20) <b>G</b>	
	77		
	60		
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions England & Wales EU Directive 2002/91/EC	

Two bedroom detached chalet bungalow situated within the ever popular North Hykeham area. Comprising internally of a porch, spacious lounge, bedroom, four piece family bathroom, open plan kitchen diner and a further bedroom to the first floor. Front and rear gardens, driveway parking and single garage.

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  
9'2" x 2'9"  
PVC entrance door and side panels, tiled flooring.

Hallway  
Wooden flooring, radiator, wall lighting and a Honeywell thermostatic control. Small storage cupboard plus three further cupboards, one of which houses the Worcester combination boiler.



#### Lounge

23'8" x 13'6"

PVC bay window to the front aspect with patio doors to the rear leading to the garden. Carpet and laminate flooring, ceiling and wall lighting, three radiators, mains consumer unit housed plus a gas feature fire with hearth and surround.

#### Bedroom

11'10" x 11'9"

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

#### Bathroom

9'1" x 8'10"

Four piece suite comprising of a concealed cistern WC, vanity sink, panel bath and a cubicle with a luxury rainfall showerhead and handheld shower head sprayer. Vinyl flooring, light fitting, PVC window to the side aspect, heated towel rail and a cupboard housing space and plumbing for a washing machine and separate tumble dryer.

#### Kitchen

12'10" x 9'11"

Base and eye level units, roll edge worksurfaces with tiled splashbacks and an inset stainless steel sink and drainer. Fitted double oven, electric hob with extractor over plus an integrated fridge and separate freezer. Tiled flooring, PVC window and door to the rear, light fitting and a radiator.

#### Dining Room

11'4" x 9'11"

PVC window to the rear aspect, laminate flooring, radiator, light fitting and stairs rising to the first floor.

#### Stairs / Landing

Carpet and laminate flooring, wall lighting and a storage cupboard with lighting.

#### Bedroom

10'11" x 10'7" (max measurements).

Velux window to the front aspect, laminate flooring, light fitting and eaves storage.

#### Garage

17'8" x 9'9"

Up and over door to the front aspect, personnel door and window to the rear, light and power.

#### Outside

To the front is an enclosed garden being laid to lawn and planted borders with pedestrian gate access to the footpath and double gates to the concrete driveway suitable for off road parking. Lighting to the front and side gate access leading to the rear. To the rear is an enclosed mature garden being laid to lawn with planted borders, two patio areas, lighting and water supply. Shed and greenhouse included within the sale.

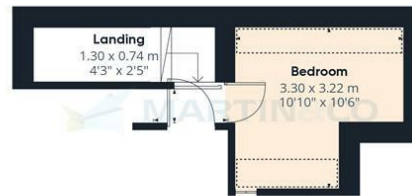
#### Fixtures & Fittings.

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.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

115.11 m<sup>2</sup>  
1239.07 ft<sup>2</sup>

**Reduced headroom**

3.81 m<sup>2</sup>  
41.02 ft<sup>2</sup>

(1) Excluding balconies and terraces

⌘ Reduced headroom  
(below 1.5m/4.92ft)

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

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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.