



**Mallard Court, North Hykeham, Lincoln**

**Asking Price £300,000**

**MARTIN&CO**



Detached and extended four bedroom family home situated within a quiet cul-de-sac in North Hykeham. This well appointed property boasts a fully fitted kitchen and utility with open plan living space to include a dining and family room space, private landscaped garden and master bedroom with ensuite.

Mallard Court is situated within walking distance to many amenities including shops, butchers, parks, schooling, public houses plus a regular bus service and easy access to the A46 bypass.

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

**Entrance Hall**  
Composite entrance door and PVC window to the front aspect, solid oak flooring, pendant fitting, radiator, stairs rising to the first floor with storage cupboard below.

**Cloakroom**  
5'6" x 2'8"  
Low level WC, vanity sink, solid oak flooring, radiator, light fitting, mains consumer unit housed and a PVC window to the side aspect.

**Living Room**  
15'0" x 10'9"  
PVC French doors to the rear, carpet flooring, light fitting and a radiator.



#### Kitchen/Diner

17'8" x 8'8"

Open plan kitchen/diner with access to the family room. Base and eye level units with roll edge work surfaces, matching upstand and inset one and a half bowl stainless steel sink and drainer. Fully integrated with an electric oven, gas hob and extractor over plus a fridge, freezer and dishwasher. Tiled flooring, spot lit ceiling, radiator, PVC double glazed windows to the front and rear.

#### Family Room

8'10" x 8'8"

PVC double glazed window to the front aspect, tiled flooring, spot lit ceiling and a radiator.

#### Utility Room

8'8" x 6'7"

Base units with a roll edge work surface, matching upstand and inset circular sink. Fully integrated with a washing machine and tumble dryer included. Tiled flooring, spot lit ceiling, heated towel rail and a PVC door to the rear.

#### Stairs/Landing

Carpet flooring, pendant fitting and a storage cupboard.

#### Master Bedroom

15'11" x 8'8"

PVC double glazed windows to the front and rear aspect, spot lit ceiling, carpet flooring and a radiator.

#### Ensuite

5'5" x 5'2"

Fully tiled room with a low level WC, vanity sink and a cubicle with rainfall thermostatic shower. Spot lit ceiling with extraction, heated towel rail and a PVC double glazed window to the rear.

#### Bedroom

8'10" x 8'5"

PVC double glazed window to the front aspect, pendant fitting, carpet flooring and a radiator.

#### Bathroom

6'5" x 5'5"

Low level WC, pedestal wash basin and a panel bath with shower attachment. Vinyl flooring, radiator, PVC double glazed window to the rear, light and extractor.

#### Bedroom

7'8" x 7'7"

PVC double glazed window to the rear aspect, pendant fitting, carpet flooring, radiator and access to the loft which houses the Worcester combination boiler, light, power and partial boarding.

#### Bedroom

10'2" x 7'7"

PVC double glazed window to the front aspect, pendant fitting, carpet flooring, radiator and two storage cupboards.

#### Workshop

16'4" x 8'2"

Electric remote roller door to the front, storage above separately fused for light and power.

#### Outside

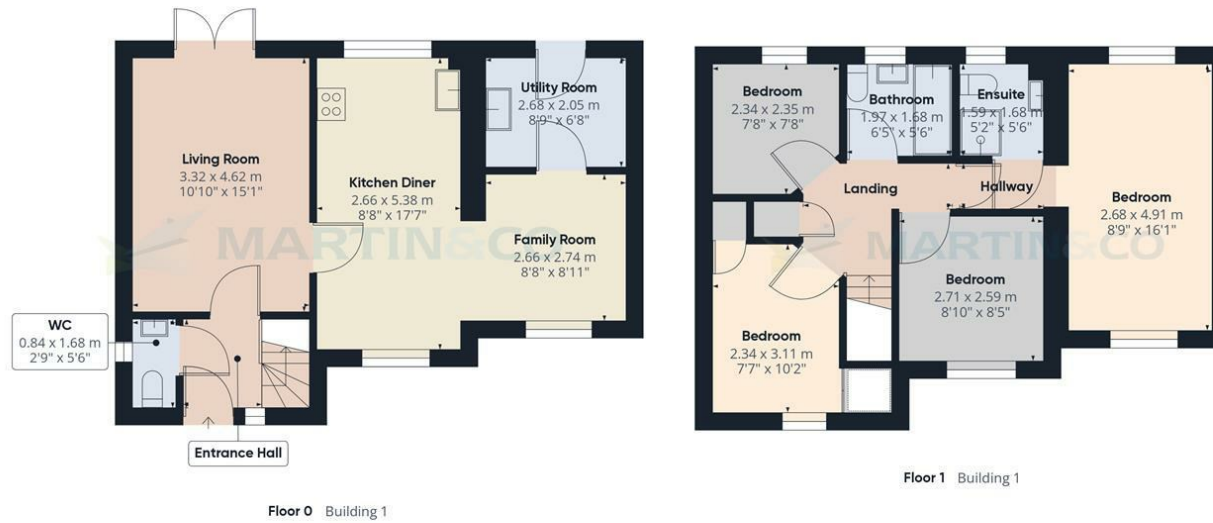
To the front is a low maintenance garden with laid slate chippings, lighting, block paved pathways and off road parking is situated to the side of the property. The rear boasts a private and fully enclosed, low maintenance landscaped garden with artificial lawn, raised deck, block paved pathway and an extensive patio area. Garden shed is included within the sale and there is access to the parking through the side gate.

#### 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.







Approximate total area<sup>(1)</sup>  
 108.81 m<sup>2</sup>  
 1171.27 ft<sup>2</sup>



(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.