

St James Place, North Hykeham, Lincoln

Guide Price £220,000-£240,000

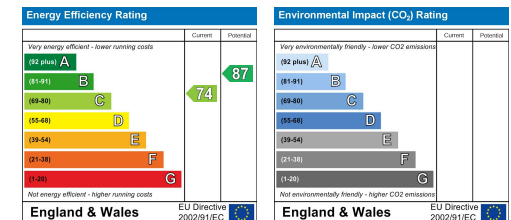

MARTIN & CO

St James Place, North Hykeham,
Lincoln

House - Townhouse
3 Bedrooms, 2 Bathrooms

Guide Price £220,000-£240,000

- Three Storey Town House
- Master Bedroom with Ensuite
- Spacious Living Room
- Kitchen Diner
- Downstairs Cloakroom
- Single Garage
- Enclosed Garden
- No Onward Chain
- Tenure: Freehold
- Council Tax - C / EPC Rating - C



Three Bedroom, three storey town house nestled within a cul-de-sac position in North Hykeham. Comprising internally of an entrance hall, WC, kitchen diner, spacious living room, master with ensuite plus two further bedrooms and a family bathroom. Driveway parking, garage and gardens. No onward chain.

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 - C
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Entrance Hall
PVC entrance door, laminate flooring with fitted matwell, two pendant fittings, Danfoss thermostatic control, mains consumer unit and stairs rising to the first floor with a storage cupboard below.

Cloakroom
5'11" x 2'9" (max measurements).
Low level WC, wall mounted sink, radiator, PVC window to the front, low level wall tiling, tiled flooring, pendant fitting and extractor.



Kitchen Diner

15'5" x 11'11"

Base and eye level units with roll edge worksurfaces, tiled splashback and an inset stainless steel sink and drainer. Fitted oven, gas hob with extractor over, space and plumbing for a washing machine with further space for a fridge freezer. Tiled and laminate flooring, wall mounted Ideal boiler, two radiators, spot lit ceiling, PVC window and French doors to the rear aspect.

Stairs / Landing

Carpet flooring, two pendant fittings and a radiator.

Living Room

15'5" x 11'11"

PVC window and French doors to the rear with a Juliet balcony, two light fittings, carpet flooring and a radiator.

Master Bedroom

15'8" x 8'7"

PVC French doors with a Juliet balcony to the front aspect, carpet flooring, pendant fitting and a radiator.

Ensuite

6'4" x 5'11"

Fully tiled room with a concealed cistern WC, vanity sink and a mains fed shower cubicle. PVC window to the front, heated towel rail, light and extractor.

Stairs / Landing

Carpet flooring, pendant fitting, airing cupboard housing the cylinder and access to the loft.

Bedroom

15'6" x 9'0" (max measurements).

PVC window to the front aspect, carpet flooring, two pendant fittings and a radiator.

Bathroom

8'5" x 6'1"

Low level WC, pedestal wash basin and a panel bath. Tiled flooring, heated towel rail, spot lit ceiling and an extractor.

Bedroom

15'6" x 12'1" (max measurements).

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

Garage

15'7" x 7'10"

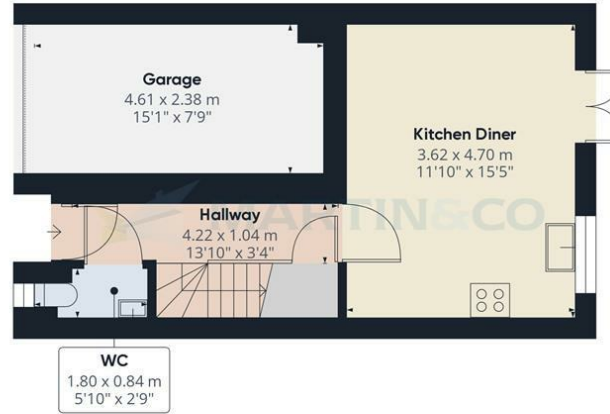
Up and over door, light and power.

Outside

To the front is a garden laid lawn gravelled border, block paved driveway for off road parking and lighting. To the rear is an enclosed gravelled garden with sandstone patio, raised beds and a light fitting.

Fixtures & Fittings.

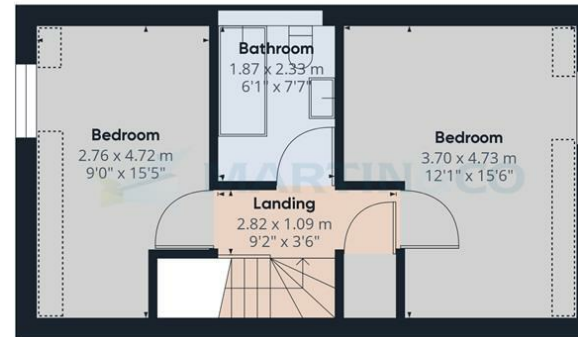
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these 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



Floor 2

Approximate total area⁽¹⁾

112.37 m²
1209.51 ft²

Reduced headroom

2.62 m²
28.21 ft²

(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.

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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.