



**Alderney Way, North Hykeham, Lincoln**

**Price Guide £300,000**



Alderney Way, North Hykeham,  
Lincoln

Bungalow - Detached  
5 Bedrooms, 2 Bathrooms

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- Extended Dormer Bungalow
- Desirable Location
- Spacious Lounge
- Ground Floor and First Floor Bedrooms
- Modern Four Piece Bathroom
- Single Garage and Driveway Parking
- No Onward Chain
- Freehold / Council Tax Band - C / EPC Rating - D



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	61		
	80		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Guide Price £300,000 - £325,000 Extended five bedroom detached dormer bungalow within the popular mature area off Fen Lane in North Hykeham. Comprising internally of an entrance hall, three bedrooms to the ground floor, four piece bathroom, spacious lounge, dining room and open plan to the kitchen, utility area, two further bedrooms to the first floor with a shower room. Externally the property has a private and enclosed rear garden, single garage and driveway parking.

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

**Entrance Hall**  
Composite front door, carpet flooring, pendant fitting, radiator, storage cupboard and stairs rising to the first floor.

**Lounge**  
17'4" x 10'5"  
Carpet flooring, double glazed window to the front, radiator, light fitting, gas feature fire with hearth and surround plus fitted wall storage with lighting.

**Bedroom**  
11'9" x 9'10" (measured to wardrobes).  
Double glazed window to the front aspect, carpet flooring, radiator, pendant fitting and fitted bedroom furniture.

**Bathroom**  
9'6" x 5'10"  
Fully tiled room with a four piece suite comprising of a



concealed cistern WC, vanity sink, panel bath with shower head and hose attachment plus a mains fed shower cubicle. Heated towel rail and a double glazed window to the side.

Bedroom  
10'9" x 9'10"

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

Bedroom  
9'2" x 6'2"

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

Dining Room  
12'1" x 9'2"

Fitted bookcase, carpet flooring, light fitting and a radiator.

Kitchen  
9'6" x 8'2"

Base and eye level units with roll edge worksurfaces, tiled splash backs and an inset composite sink and drainer. Fitted double oven, electric hob with extractor over plus an integrated fridge. Double glazed window to the rear, carpet flooring and spot lit ceiling.

Utility Area  
8'10" x 7'2"

Pendant fitting, double glazed window to the rear and side door, connection for the washing machine, radiator, carpet tiles and access to the store room.

Stairs / Landing  
Carpet flooring and a light fitting.

Bedroom  
12'9" x 9'2"

Laminate flooring, radiator, light fitting, Velux window to the rear and storage to the eaves.

Shower Room  
4'11" x 4'7"

Low level WC, pedestal wash basin and an electric fed shower cubicle. Carpet tiles, light fitting and a double glazed window to the rear.

Bedroom  
12'9" x 10'5" (max measurements).

Carpet flooring, radiator, light fitting, Velux window to the rear and storage to the eaves. British Gas digital thermostatic control, storage cupboards and the Worcester combination boiler is housed.

Garage  
17'8" x 8'2"

Up and over door to the front, side personnel door and window, mains consumer unit, meters housed, storage space in the roof, light and power.

Outside

To the front is a landscaped block paved and gravelled driveway suitable for multiple vehicles to park off road. To the rear is a mature, private and fully enclosed garden with planted borders, patio areas, water supply and gated access to the front. Two shed are 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>8</sup>

132.83 m<sup>2</sup>  
1429.74 ft<sup>2</sup>

Reduced headroom

11.6 m<sup>2</sup>  
124.9 ft<sup>2</sup>

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.