



Octavian Crescent, North Hykeham

Asking Price £255,000

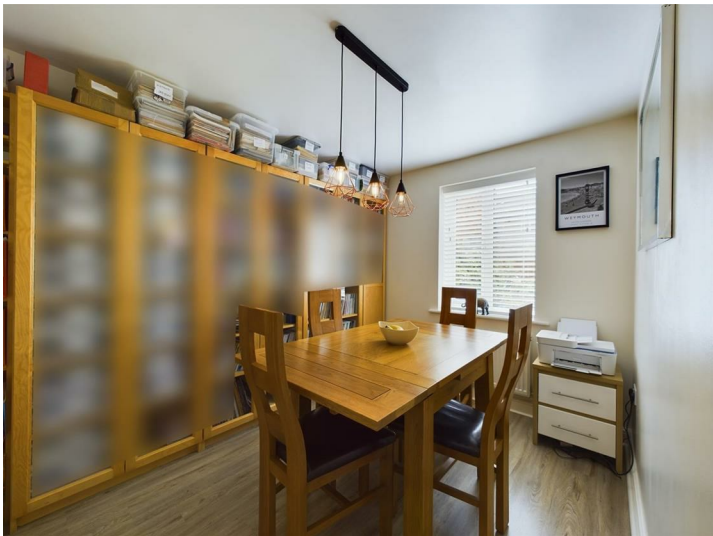
MARTIN&CO

Octavian Crescent, North Hykeham

House - Detached
3 Bedrooms, 2 Bathrooms

Asking Price £255,000

- Detached Family Home
- Popular Location
- South Facing Landscaped Garden
- Master with Ensuite
- Detached Single Garage
- Driveway Parking
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - C



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(20-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Detached three bedroom family home positioned within the ever popular North Hykeham area to the south of the city of Lincoln. Comprising internally of an entrance hall, cloakroom, fitted kitchen, dining room and living room, three bedrooms, master with ensuite and a family bathroom. Further benefitting from a single garage, driveway parking and a South facing rear garden.

The property is accessed via a private shared driveway.

Octavian Crescent 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.

Entrance Hall

Composite entrance door and PVC window, light fitting, radiator, vinyl flooring, Myson thermostatic control and an under stairs cupboard housing the mains consumer unit. Stairs rising to the first floor.

Cloakroom

5'11" x 3'0"

Low level WC, pedestal wash basin, radiator, vinyl flooring, light fitting and extractor.

Kitchen

11'11" x 7'11"

Base and eye level units with roll edge worksurfaces incorporating a breakfast bar, matching upstand and



tiled splashbacks with an inset composite sink and drainer. Fitted double oven, gas hob with extractor over, space and plumbing for a washing machine plus further space for a fridge freezer. Tiled flooring, PVC window to the front aspect, light fitting, radiator and the housed Potterton combination boiler.

Dining Room 11'5" x 8'0"

PVC window to the rear aspect, laminate flooring, radiator, light fitting and the display cabinets are included within the sale.

Living Room 13'1" x 11'9"

PVC French doors to the rear giving access to the garden, laminate flooring, radiator and a light fitting.

Stairs / Landing

Carpet flooring, radiator, light fitting, access to the loft and a shelved airing cupboard with a radiator.

Bedroom 13'1" x 8'9"

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

Bedroom 11'4" x 9'10"

PVC window to the rear aspect, carpet flooring, light fitting, radiator and fitted bedroom furniture.

Ensuite 6'9" x 6'1" (max measurements).

Concealed cistern WC, vanity sink and an double cubicle with electric power shower. Heated towel rail, vinyl flooring, light fitting and extractor.

Bedroom 10'1" x 7'3" (max measurements).

Presently used as a study and dressing room. PVC window to the front aspect, carpet flooring, radiator, pendant fitting and fitted wardrobes.

Bathroom 7'3" x 6'8"

Three piece suite comprising of a low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. PVC window to the front aspect, tiled flooring, heated towel rail, light and extractor.

Outside

To the front is a planted garden with water supply and

lighting, tarmac driveway for multiple vehicles to park off road. The rear boasts a landscaped, fully enclosed, South facing garden with laid lawn and planted borders, vegetable patch, decked seating area and decorative pathway. Security lighting and side gate to the driveway.

Garage 15'10" x 8'2"

Up and over door to the front aspect, separately fused for light and power.

Fixtures & Fittings.

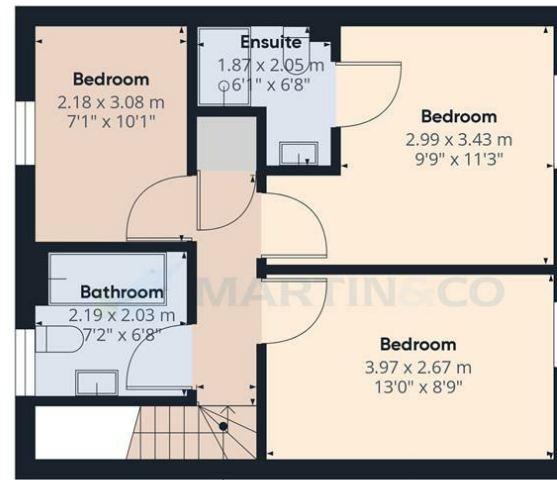
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these 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 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
96.1 m²
1034.44 ft²

(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.

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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.