



Mill Moor Way, North Hykeham, Lincoln

Asking Price £280,000


MARTIN & CO

Mill Moor Way, North Hykeham,
Lincoln

Bungalow - Detached
3 Bedrooms, 2 Bathrooms

Asking Price £280 000

- Extensively Renovated Home
- Extended to Rear
- Fitted Kitchen
- Bathroom and Shower Room
- Landscaped Garden
- Driveway and Storage Garage
- Mature Residential Location
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

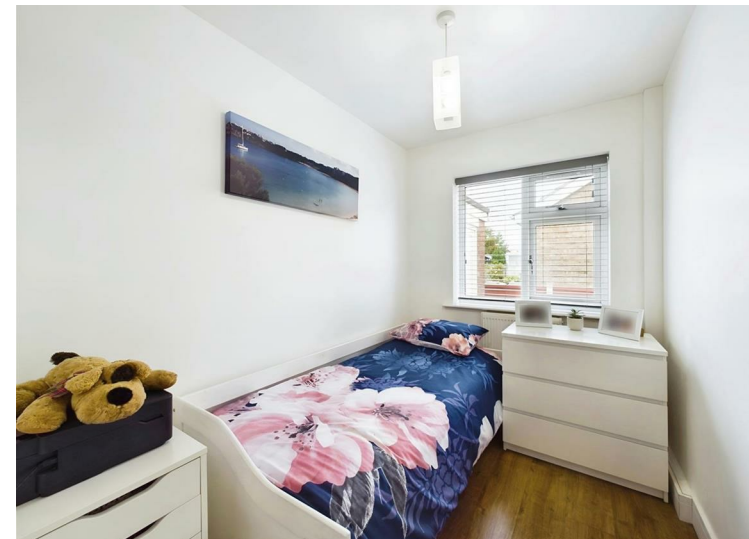
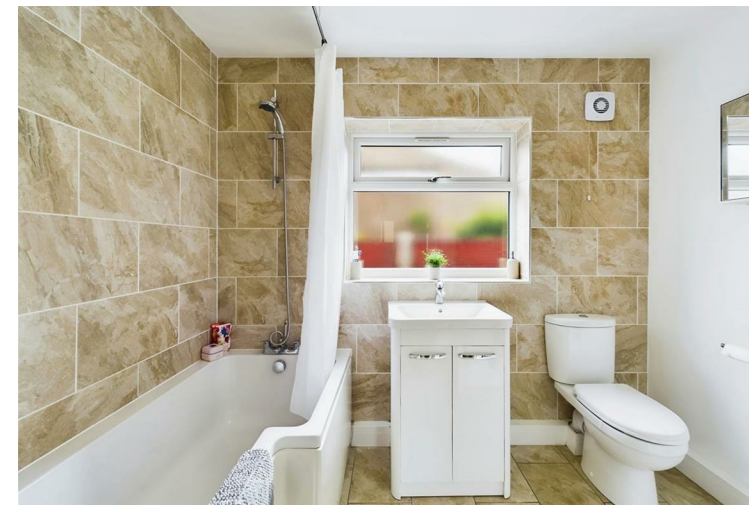
Three bedroom detached bungalow situated within this very popular, mature and well established area of North Hykeham. This property is presented and maintained to a high standard having been extended and undergone an extensive scheme of renovation by the current owner. Benefits include a modern fitted kitchen and bathroom, separate shower room and a family room extension with vaulted insulated ceilings plus a private landscaped garden. Sold with no onward chain.

The property 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.

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

Entrance Hall
PVC entrance door, laminate wood flooring, radiator and pendant fitting. Ideal heating and hot water controls, alarm panel, storage cupboard with a radiator plus access to the loft via a pull down ladder with boarding and light.



Living Room
16'10" x 11'11"
PVC window to the front aspect, laminate wood flooring, two pendant fittings, radiator and an electric feature fire.

Bedroom
13'8" x 10'4"
PVC window to the front, laminate wood flooring, pendant fitting and a radiator.

Bathroom
8'10" x 7'1"
Three piece suite comprising of a low level WC, vanity wash basin and a P shaped bath with shower head and hose attachment. PVC window to the side, tiled flooring, heated towel rail, light and extractor.

Bedroom
11'10" x 10'4"
PVC window to the rear, laminate wood flooring, pendant fitting and a radiator.

Bedroom
8'9" x 6'4"
PVC side window, laminate wood flooring, pendant fitting and a radiator.

Kitchen
11'10" x 8'9"
Base and eye level units with square edge work surfaces, tiled splash backs and an inset stainless

steel sink and drainer. Fitted oven, microwave, electric hob with extractor over plus an integrated fridge freezer. Space and plumbing for a washing machine, tiled flooring, ceiling lighting, radiator, PVC window and door to the rear aspect.

Family Room
11'8" x 11'2"
Tiled flooring, PVC rear window and side PVC French doors, radiator, two pendant fittings and four Velux windows.

Rear Hall
Tiled flooring and sensor ceiling lighting. Access to the garage and shower room.

Shower Room
8'3" x 4'8"
Fully tiled room with a low level WC, pedestal wash basin and a double cubicle with electric power shower. PVC rear window, heated towel rail, light and extractor.

Garage
12'8" x 8'6"
Having been converted to the rear, this garage is used predominantly for storage only with an up and over door to the front, personnel door to the rear, light and power. Mains consumer unit and gas meter housed.

Outside
To the front is a low maintenance gravelled garden

with a long concrete driveway suitable for multiple vehicles to park off road plus security lighting on entry. To the rear is a private and fully enclosed split level landscaped garden with an outlook to the school field. Low maintenance gravel to the low level with steps leading up to a laid lawn with further gravelled borders and seating area. Gated access to the front on both sides. CCTV cameras with backup facility is 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.





Approximate total area^m
102.65 m²
1104.92 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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