



**Furnace Close, North Hykeham, Lincoln**

**Asking Price £220,000**

**MARTIN&CO**



Furnace Close, North Hykeham,  
Lincoln

House - Detached

3 Bedrooms, 3 Bathrooms

Asking Price £220,000

- Three Double Bedrooms
- Master Bedroom with Ensuite
- Modern Kitchen / Diner
- Large Utility Room / Office
- Enclosed Landscaped Private Garden
- Popular Residential Location
- Close proximity to schools, shops, commute routes and public transport.
- No Chain
- Tenure: Leasehold - Service Charge: £141.28pa / Ground Rent: £150pa / Lease Remaining: 992years
- Council Tax Band - C / EPC Rating - B





## DESCRIPTION

Three bedroom family home situated within the recently built popular development just off Station Road. Boasting a master bedroom with ensuite shower room, a further two double bedrooms, family bathroom, modern kitchen/diner, living room, WC, private garden, and driveway parking for multiple vehicles. No chain.

## ENTRANCE HALL

4'8" x 3'5"

PVC front door, vinyl flooring, light fitting, radiator and mains consumer unit.

## LIVING ROOM

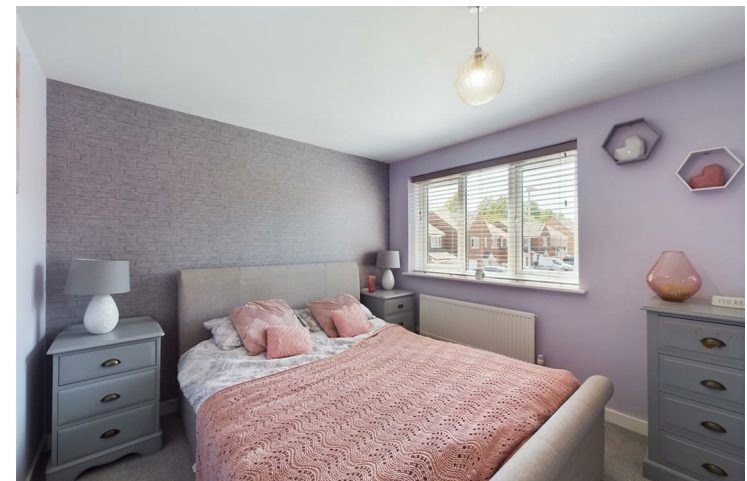
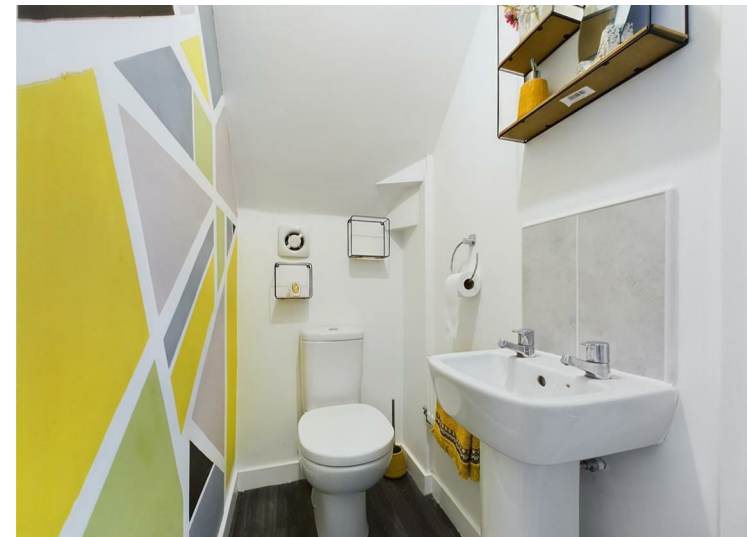
16'1" x 10'10"

PVC window to the front aspect, laminate flooring, light fitting and a radiator.

## KITCHEN/DINER

18'9" x 7'8"

Base and eye level units with a laminate worksurface, inset stainless steel sink and drainer. Integrated electric oven, with a 4 ring gas hob with extractor over, space for a fridge freezer, and space and plumbing for a washing machine. Laminate flooring, a large radiator, spot lit ceiling with a second light fitting to diner area, double glazed window to the rear and PVC French patio doors to the garden. Combination boiler housed.



### UTILITY ROOM

15'7" x 7'7"

Base level units with a laminate worksurface, inset ceramic sink with mix tap, space and plumbing for a washing machine and separate dryer. Additional worktop space for desk/office set up.

### WC

4'5" x 3'0"

Low level WC, sink and extractor, with Vinyl floor and a light fitting.

### STAIRS/LANDING

6'2" x 3'6"

PVC window to side aspect, carpet flooring, pendant fitting, fire alarm, storage cupboard and access to the loft housing a pull down ladder with electric, lighting and partial boarding.

### BEDROOM

9'11" x 7'11"

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

### BEDROOM

11'6" x 8'6"

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

### FAMILY BATHROOM

8'7" x 5'7"

Three piece suite comprising of a low level WC,

pedestal wash basin, panel bath with mains fed shower head and hose. Vinyl flooring, with tiles to wet areas only, a PVC window to the side aspect, light fitting, extractor and a radiator.

### BEDROOM

14'2" x 9'6"

Two PVC windows to the front aspect, carpet flooring, pendant fitting and a radiator.

### ENSUITE

6'8" x 4'5"

Low level WC, pedestal sink and a mains fed shower cubicle. Vinyl flooring, PVC window to the front aspect, tiled walls to wet areas, radiator and a light fitting.

### OUTSIDE SPACE

To the front is a tarmac driveway for 3 vehicles. The rear offers a generous East facing garden being fully enclosed and pleasantly landscaped. Laid artificial grass with path boarder, decking to the rear and side gate access to the front.

### FIXTURE & 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.

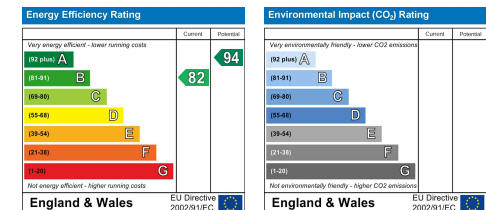
### LEASEHOLD INFORMATION

Lease Remaining - 992 Years remaining

Ground Rent - £150 per annum

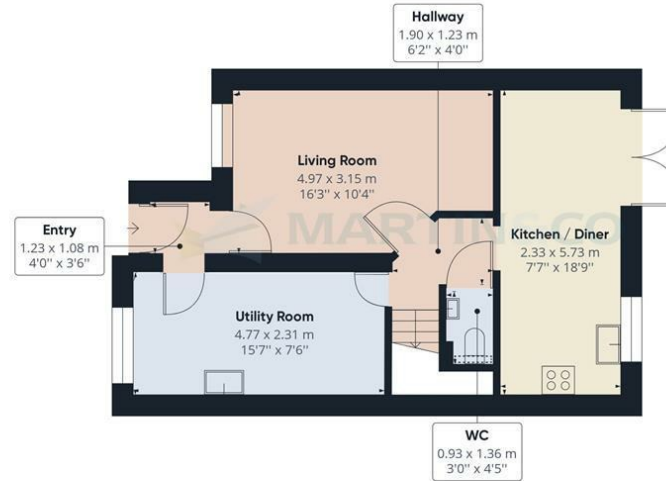
Service Charges - £141.28 per annum

This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.









Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

87.71 m<sup>2</sup>  
944.14 ft<sup>2</sup>

**Reduced headroom**

0.11 m<sup>2</sup>  
1.21 ft<sup>2</sup>

(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.

GIRAFFE 360

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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.