



Beverley Grove, North Hykeham, Lincoln

Asking Price £315,000

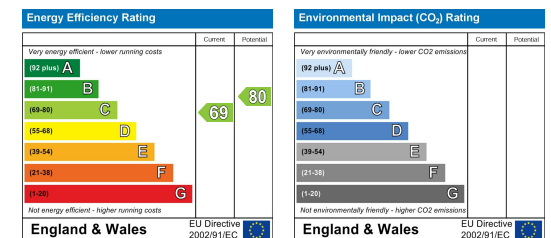
MARTIN&CO

Beverley Grove, North Hykeham,
Lincoln

House - Detached
3 Bedrooms, 1 Bathroom

Asking Price £315,000

- Extended Detached Family Home
- Modern and Well Presented
- Landscaped Rear Garden
- Living Room and Separate Dining Room
- Driveway Parking for Multiple Vehicles
- Kitchen with Utility Room
- Attached Garage
- Tenure: Freehold
- EPC Rating - C
- Council Tax Band - C



Extended three bedroom detached family home on Beverley Grove within the popular North Hykeham area of Lincoln. Internally comprising of a porch entrance, living room and dining room, extended modern kitchen and utility with WC, three bedrooms and a family bathroom. Driveway parking for multiple vehicles, front and landscaped rear garden plus an attached garage.

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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Tenure - Freehold

Porch
7'4" x 2'8"

Composite entrance door with PVC side panels, tiled flooring and wall lighting.

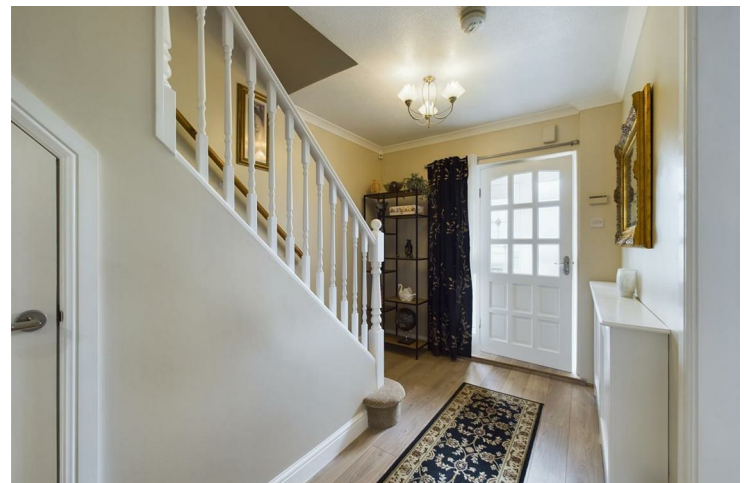
Hallway

Laminate wood effect flooring, radiator, light fittings and EPH digital heating controls. Stairs rising to the first floor with a storage cupboard below.

Living Room

15'7" x 12'5" (max measurements).

PVC front window, carpet flooring, radiator and a light fitting.



Dining Room

11'5" x 10'3"

PVC French doors and side panel to the rear garden, carpet flooring, radiator and a light fitting.

Kitchen

17'3" x 8'10"

Base and eye level units with roll edge work surfaces and feature lighting, brick effect tile splash back and an inset stainless steel sink and drainer. Fitted oven, induction hob with extractor over and space for an American style fridge freezer. PVC rear window, spot lit ceiling, laminate wood effect flooring and a radiator.

Utility Room

8'4" x 6'10"

Base and eye level units with roll edge work surfaces, space and plumbing for both a washing machine and tumble dryer. PVC side door and rear window, laminate wood effect flooring, radiator and spot lit ceiling. Access to the garage.

Cloakroom

5'8" x 3'0"

Low level WC, pedestal wash basin, radiator, tiled flooring, PVC side window and a spot lit ceiling.

Stairs / Landing

Carpet flooring, PVC side window, light fitting and access to the loft via a pull down ladder offering partial boarding, power and lighting.

Bedroom

14'3" x 12'5"

Bedroom - 4.349 x 3.810

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

Bedroom

12'6" x 11'8"

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

Bedroom

8'0" x 7'11"

PVC window to the front aspect, carpet flooring, light fitting, radiator and a fitted wardrobe.

Bathroom

7'10" x 6'7"

Fully tiled room offering underfloor heating and a three piece suite comprising of a low level WC, pedestal wash basin and a P shaped bath with mains thermostatic shower over. PVC window to the rear, heated towel rail, spot lit ceiling and extractor.

Garage

16'4" x 9'0"

Up and over door to the front, personnel door to the rear, PVC side window, light and power. Wall mounted 2024 Worcester combination boiler, mains consumer unit and electric meter. Brick built storage shed with separately fused light and power.

Outside

To the front is a concrete driveway with extended dropped curb suitable for multiple vehicles to park off road. Garden laid to lawn with planted borders, lighting and gated access to the rear.

The rear offers a fully enclosed landscaped garden with a decorative Indian sandstone patio area, lawned area with planted borders and a further block paved patio area. Outside lighting, water and power supply.

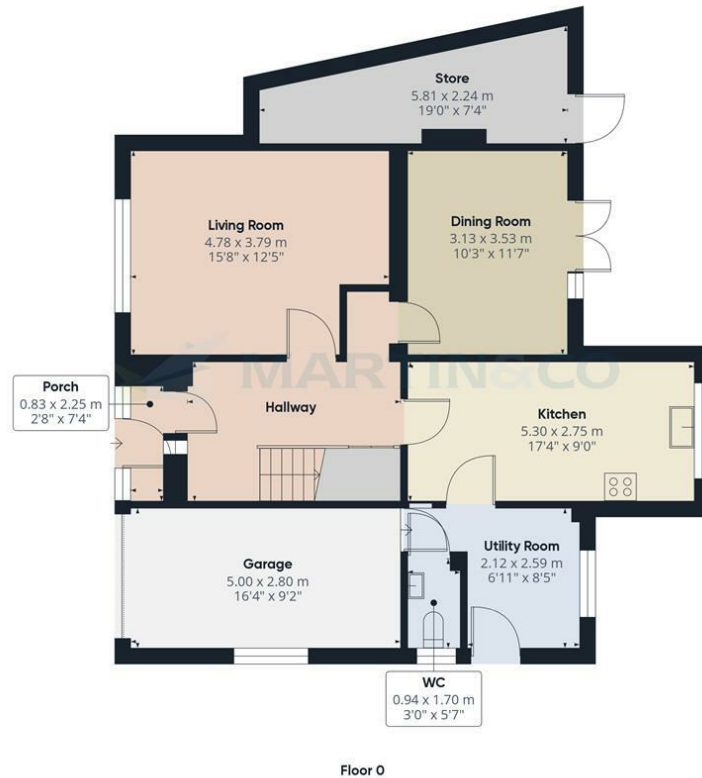
Fixtures & Fittings.

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⁽¹⁾
 131.02 m²
 1410.29 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.

Calculations are based on RICS IPMS 3C standard.

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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.