



Kinder Avenue, North Hykeham, Lincoln

Asking Price £255,000


MARTIN & CO

Kinder Avenue, North Hykeham,
Lincoln

Bungalow - Detached
3 Bedrooms, 1 Bathroom

Asking Price £255,000

- Detached Bungalow
- Mature Residential Location
- Modern Fitted Kitchen with Appliances
- Four Piece Bathroom
- Driveway Parking
- Single Garage
- Front and Rear Gardens
- No Onward Chain
- EPC - D / FREEHOLD
- Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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		
(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	

Modern and well presented three bedroom detached bungalow just off Fen Lane on Kinder Avenue in North Hykeham. Comprising internally of an entrance hall, three bedrooms, spacious lounge/diner, modern fitted kitchen and four piece bathroom. Front and rear gardens, driveway parking and a garage. No onward chain.

North Hykeham offers easy access to local amenities to include shops and schooling of all ages, transport links with a regular bus route and being close to the A46 bypass and Hykeham train station.

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

ENTRANCE HALL

PVC entrance door, laminate flooring, radiator, two pendant fittings, Honeywell thermostatic control, loft hatch access with a pull down ladder and a cupboard housing the Worcester boiler and controls.

LOUNGE/DINER

16'10" x 12'0"

PVC windows to the front and rear aspects, carpet flooring, two light fittings, two radiators, Sunvic thermostatic control and an electric feature fire with hearth and surround.

BEDROOM

10'5" x 6'5" max measurements

PVC window to the front, carpet flooring, radiator, pendant fitting and fitted bedroom storage.



BEDROOM

12'5" x 10'0"

PVC window to the front, carpet flooring, radiator, pendant fitting and a free standing wardrobe.

BATHROOM

8'6" x 8'2" max measurements

Four piece suite comprising of a low level WC, vanity sink, panel bath and a mains fed shower cubicle. Fully tiled room, PVC window to the side, heated towel rail and cupboard housing the hot water cylinder.

BEDROOM

10'0" x 10'0"

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

KITCHEN

10'5" x 8'5"

Base and eye level units with laminated worksurfaces to include a breakfast bar, matching upstand and an

inset stainless steel sink and drainer. Fitted oven, gas hob with extractor over, integrated washing machine and fridge. Laminate flooring, spot lit ceiling, wireless Honeywell heating control unit, PVC window to the rear and door to the side, radiator and a shelved cupboard housing the meters and mains consumer unit.

GARAGE

20'1" x 8'11"

Electric up and over door to the front, light and power.

OUTSIDE

To the front is a long concrete driveway suitable for multiple vehicles to park off road. Landscaped garden with decorative block paving, gravel and hedging. Outside lighting, gated access to the rear and a rain canopy. The rear offers a private and fully enclosed garden comprising of a laid lawn, planted borders and beds, sandstone patio with an additional walled block paved area to the rear. Water supply, lighting, greenhouse and a 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 Building 1

Approximate total area¹⁸

85.63 m²
921.71 ft²

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.

GIRAFFE360



Floor 0 Building 2

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