



Pendine Crescent, North Hykeham, Lincoln

Offers In Excess Of £350,000





Energy Efficiency Rating

Rating	Score Range	Current	Potential
Very energy efficient - lower running costs	92 (plus)		
A	81-91		
B	69-80		
C	55-68	65	80
D	39-54		
E	21-38		
F	1-20		
G			
Not energy efficient - higher running costs			

EU Directive 2010/65/EC

Environmental Impact (CO₂) Rating

Rating	Score Range	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			

EU Directive 2010/26/EC

Three bedroom detached bungalow occupying a generous corner plot on the much desirable Pendine Crescent, off Fen Lane in North Hykeham. This extended home comprises internally of a living room, kitchen diner, modern shower room with a further cloakroom, three bedrooms and a study. Externally offering gardens to the front, side and rear aspects, driveway parking for multiple vehicles and an attached garage. Viewings are highly recommended to fully appreciate this spacious property.

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 - D
Council Tax Band - C
Tenure - Freehold

Entrance Hall

Composite front door with side panel, PVC side window, carpet flooring, pendant fitting, Worcester digital controls, radiator and a built in shelved cupboard with a radiator. Access to the loft via a pull down ladder, being partially boarded with lighting, housing the Worcester combination boiler.



Living Room 15'10" x 11'11"

Dual aspect room with PVC windows to the front and rear, carpet flooring, ceiling and wall lighting, two radiators and an electric feature fire with hearth and surround.

Kitchen Diner 19'8" x 9'10"

Having been extended to the rear, this spacious kitchen diner comprises of base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted double oven, gas hob with extractor over, space for a fridge freezer plus further space and plumbing for a washing machine and slimline dishwasher. Tiled flooring, radiator, fitted storage cupboard, ceiling lighting, PVC windows to the side and rear plus PVC side door accessing the garden.

Bedroom 13'10" x 10'5"

PVC windows to the front and side aspects, carpet flooring, pendant fitting and a radiator plus fitted wardrobes.

Shower Room 9'10" x 5'2"

Low level WC, vanity wash basin and a double cycle with mains thermostatic overhead rainfall shower and separate body sprayer. Tiled flooring, PVC side window, heated towel rail and ceiling lighting.

Cloakroom 5'7" x 2'8"

WC, PVC side window, vinyl flooring, radiator and a pendant fitting.

Bedroom 9'4" x 7'0" + 9'4" x 8'2"

Bedroom - 2.866 x 2.144 + 2.862 x 2.512
Extended to the rear with a PVC window, carpet flooring, radiator and two pendant fittings.

Study 9'4" x 8'1"

Accessed via middle bedroom with PVC side window, carpet flooring, radiator and a fluorescent light fitting.

Bedroom 10'7" x 9'11"

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

Garage 16'6" x 8'8"

Up and over door to the front, PVC side window and PVC rear personnel door. Housing light and power, mains consumer unit and both gas and electric meters. Storage is available to the pitch roof.

Outside

The front offers a generous corner plot garden being mainly laid to lawn with a block paved driveway suitable for multiple vehicles to park off road plus outside lighting.

To the rear is an enclosed garden being laid to lawn with planted borders and an extended, partially shaded sandstone patio area. Outside lighting and water supply, gated access to the front and a summer house with power which 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⁽¹⁾
112 m²
1205.57 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.

GIRAFFE360

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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.