



Livia Avenue, North Hykeham, Lincoln

Asking Price £265,000


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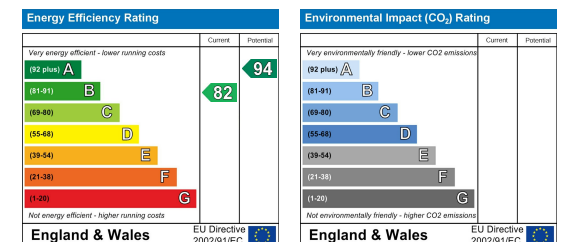
Livia Avenue, North Hykeham,
Lincoln

House - Detached

3 Bedrooms, 2 Bathrooms

Asking Price £265,000

- Detached Family Home
- Move In Ready
- Immaculately Presented Throughout
- Ensuite to Primary Bedroom
- Front and Rear Gardens
- Driveway Parking with Single Garage
- Tenure - Freehold
- EPC Rating - B / Council Tax Band - C



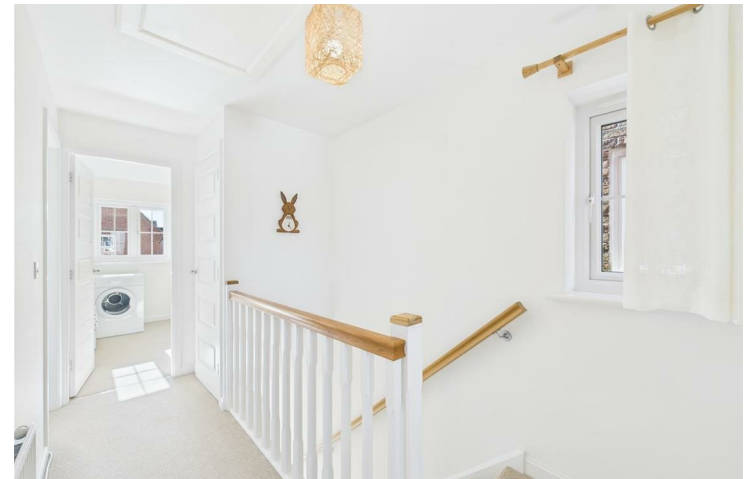
Pack your suitcase!! This three bedroom detached family home, situated within the popular Manor Farm development of North Hykeham, is immaculately presented throughout and is move in ready. Viewings are by appointment only. Don't delay, call our office today. Comprising internally of an entrance hall with cloakroom, living room, kitchen diner, three bedrooms, primary bedroom with ensuite and a family bathroom. Externally offering driveway parking, front and rear gardens plus a single garage. Must view to fully appreciate.

North Hykeham is situated to the south of Lincoln, benefitting from local schooling and amenities plus easy access to the A46 bypass and train station.

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

Entrance Hall
Composite front door, vinyl flooring, pendant fitting and a radiator. Stairs rising to the first floor.

Cloakroom
5'1" x 2'11"
Low level WC, pedestal wash basin, vinyl flooring, radiator, mains consumer unit housed, light and extractor.



Living Room

16'2" x 11'9" (max measurements).

PVC windows to the front and side, carpet flooring, pendant fitting, radiator and Danfoss central heating controls.

Kitchen Diner

15'1" x 10'6"

Base and eye level high gloss units with laminated work surfaces, matching upstand and an inset stainless steel sink and drainer. Fitted oven with gas hob and extractor over, space for a fridge freezer with further space and plumbing for a washing machine. Vinyl flooring, two light fittings, radiator, under stairs storage cupboard, PVC window and French doors to the rear. Ideal logic gas combination boiler installed in 2024 is housed in a wall unit.

Stairs / Landing

PVC side window, carpet flooring, radiator, access to the loft and an over stairs storage cupboard.

Bathroom

6'3" x 5'7"

Three piece suite comprising of a low level WC,

pedestal wash basin and a panel bath. Vinyl flooring, radiator, PVC window to the rear, light and extractor.

Bedroom

10'2" x 8'6"

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

Bedroom

13'9" x 8'5" (max measurements).

PVC window to the front aspect, carpet flooring, pendant fitting, Danfoss central heating controls and a radiator.

Ensuite

8'5" x 4'5" (max measurements).

Low level WC, pedestal wash basin and a walk in cubicle with electric power shower. PVC side window, vinyl flooring, radiator, light and extractor.

Bedroom

8'9" x 6'3"

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

Garage

17'4" x 9'2"

Up and over door to the front, separately fused for light and power with storage available to the roof pitch.

Outside

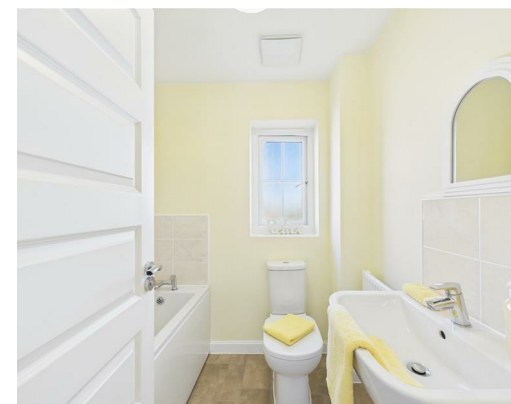
The front offers a low maintenance gravelled garden with a rain canopy and lighting. Adjacent to is a tarmac driveway for off road parking leading to the single garage.

To the rear is a fully enclosed garden being mainly laid to lawn with a gravelled border, paved patio area and pathway with gated access leading to the front.

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.

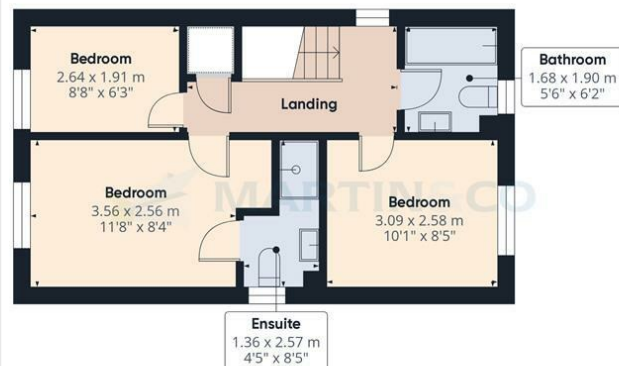
Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

84.44 m²
908.9 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Martin & Co Lincoln Sales

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6

8HW

01522 503727 . lincoln@martinco.com

01522 503727

<http://www.martinco.com>



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.

