



**Livia Avenue, North Hykeham, Lincoln**

**Asking Price £375,000**

  
**MARTIN&CO**



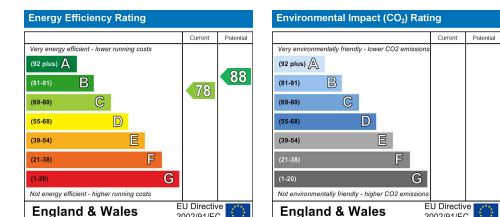
Livia Avenue, North Hykeham,  
Lincoln

House - Detached

4 Bedrooms, 2 Bathrooms

Asking Price £375,000

- Detached Family Home
- Move In Ready
- Four Piece Family and En-suite Bathrooms
- Open Plan Kitchen Diner
- West Facing Rear Garden
- Arctic Cabin Included
- Driveway with Garage
- Close to Local Amenities
- Tenure - Freehold
- Council Tax Band - D / EPC Rating - C





**PACK YOUR SUITCASE!** Four bedroom detached family home within the popular Manor Farm development of North Hykeham. Comprising internally of an entrance hall with cloakroom, bay fronted living room, spacious kitchen diner with utility room, four bedrooms, primary with ensuite and a family bathroom. Externally offering driveway parking, front and rear gardens to include a cabin and a single garage. This beautifully well appointed property is move in ready with early viewings encouraged to fully appreciate this offering.

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 - C  
Council Tax Band - D  
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#### Entrance Hall

Composite front door, Herringbone laminate flooring, two light fittings, radiator and stairs rising to the first floor.

#### Cloakroom

5'1" x 4'8" (approximate measurements). Low level WC, pedestal wash basin, Herringbone laminate flooring, radiator, light and extractor. Useful built in storage cupboard housing the mains consumer unit, ideal for hanging coats and shoe storage.



### Living Room

16'4" x 12'6" (max measurements).

PVC bay window to the front with a secondary PVC window to the side, continued Herringbone laminate flooring, radiator, two light fittings and an under stairs storage cupboard.

### Kitchen Diner

19'2" x 15'9" (max measurements).

Base and eye level units with laminated work surfaces, matching upstand and an inset stainless steel sink and drainer. Fully fitted with a range of appliances to include a double oven, six ring gas hob with extractor over, integrated dishwasher and fridge freezer. Wood effect laminate flooring, ceiling lighting, radiator and a PVC box bay to the rear with French doors out to the garden.

### Utility Room

9'3" x 5'7"

Laminate work surfaces with matching upstand and base units below. Space and plumbing for both a washing machine and separate tumble dryer, wood effect laminate flooring, composite rear door, wall mounted Ideal heat only boiler, light and extractor.

### Stairs / Landing

Galleried style landing with PVC side window, carpet flooring, spot lit ceiling and a radiator. Access to the loft and an airing cupboard housing the hot water cylinder.

### Bedroom

11'8" x 8'8"

PVC rear window, wood effect laminate flooring, radiator and a pendant fitting.

### Bathroom

9'3" x 6'2" (max measurements).

Four piece suite comprising of a low level WC, pedestal wash basin, panel bath and a double cubicle with mains thermostatic shower. Vinyl flooring, heated towel rail, PVC rear window, light and extractor.

### Bedroom

10'0" x 9'7"

PVC rear window, carpet flooring, radiator, spot lit ceiling and built in wardrobes.

### Bedroom

11'2" x 10'7"

PVC window to the front aspect, carpet flooring, radiator, spot lit ceiling and built in wardrobes.

### Bedroom

12'6" x 12'2"

Dual aspect room with PVC windows to the front and side, carpet flooring, radiator, spot lit ceiling, fitted wardrobes and a Danfoss central heating control.

### Ensuite

7'5" x 5'0" (max measurements).

Low level WC, pedestal wash basin and a double cubicle with mains thermostatic shower. Vinyl flooring, heated towel rail, PVC front window, light and extractor.

### Garage

16'11" x 8'11"

Up and over door to the front aspect, light and power.

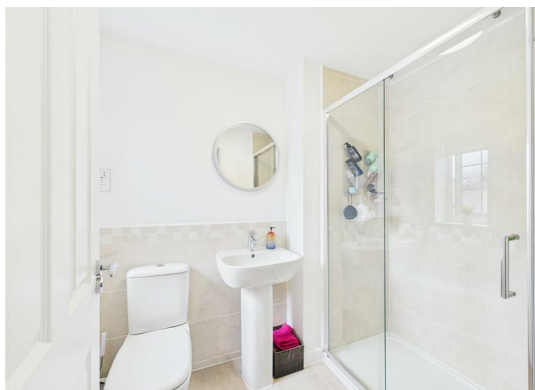
### Outside

The front offers a small lawned garden with a tarmac driveway suitable for multiple vehicles to park off road plus outside lighting.

The rear boasts a West facing garden, mostly laid to lawn with a patio area and stepping stones leading to the Arctic Cabin which generously seats 8 people and houses the outdoor multi-fuel grill. Fully enclosed with gated access to the front and a water 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.



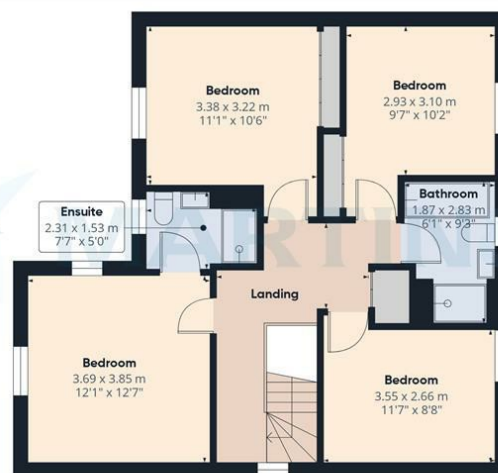








Floor 0



Floor 1

Approximate total area<sup>m</sup>

136.6 m<sup>2</sup>

1472 ft<sup>2</sup>

(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](mailto: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.