



Pateley Moor Close, North Hykeham, Lincoln

Asking Price £282,500



Pateley Moor Close, North
Hykeham, Lincoln

Bungalow - Detached
3 Bedrooms, 1 Bathroom

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- Desirable Mature Setting
- Modern Fitted Kitchen
- Sunroom
- Landscaped West Facing Garden
- Driveway Parking for Multiple Vehicles
- Single Garage
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - B

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		85	(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		69	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Three bedroom detached bungalow within a cul-de-sac setting, situated within this very popular, mature and well established area of North Hykeham. Comprising internally of a living room, fitted kitchen, bathroom, three bedrooms and a sunroom. Externally offering a west facing landscaped garden to the rear, driveway parking for multiple vehicles and a single garage.

The property is within easy reach of local amenities to include supermarkets, schooling of all ages, public houses and more. Regular bus routes are available plus access in and out of the city via the A46 bypass and North Hykeham train station.

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Hallway

PVC side entrance door onto wood effect laminate flooring, light fitting, radiator and Drayton digital thermostatic control, storage cupboard and access to the loft which has lighting, partial boarding and a pull down ladder.

Living Room 14'10" x 10'11"

PVC bow window to the front, carpet flooring, light fitting, radiator and an electric feature fire with oak beam over.



Bedroom
12'9" x 9'9"

Currently utilised as a dining room with a PVC front facing window, carpet flooring, pendant fitting and a radiator.

Bathroom
8'9" x 6'8"

Three piece suite comprising of a low level WC, vanity wash basin and a panel bath with shower head and hose attachment. PVC rear window, heated towel rail, tiled flooring, spot lit ceiling with extractor.

Bedroom
11'4" x 9'10"

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

Bedroom
7'8" x 6'3"

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

Kitchen
10'9" x 8'3"

Base and eye level units with solid wood work surfaces and an inset Belfast sink. Fully fitted with an electric oven, induction hob and extractor over,

integrated fridge freezer plus space and plumbing for a washing machine. Vertical radiator, wood effect laminate flooring, ceiling light, PVC rear window and door.

Sun Room
7'11" x 6'7"

PVC construction with a door out to the rear garden.

Garage
16'6" x 8'6"

Up and over door to the front with a side PVC personnel door into the sun room, rear window, light and power. Mains consumer unit, gas meter and the Ideal combination boiler is housed.

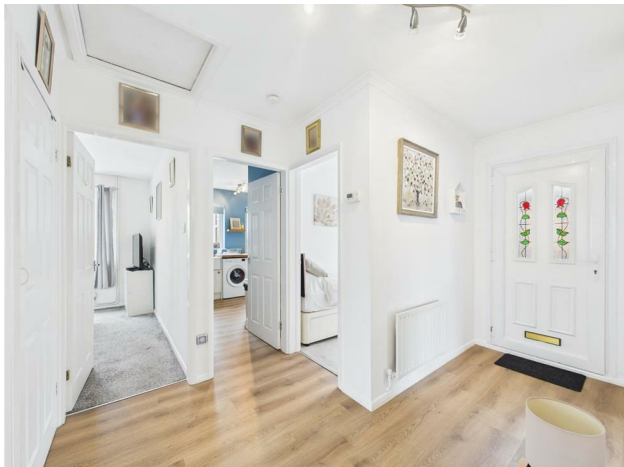
Outside

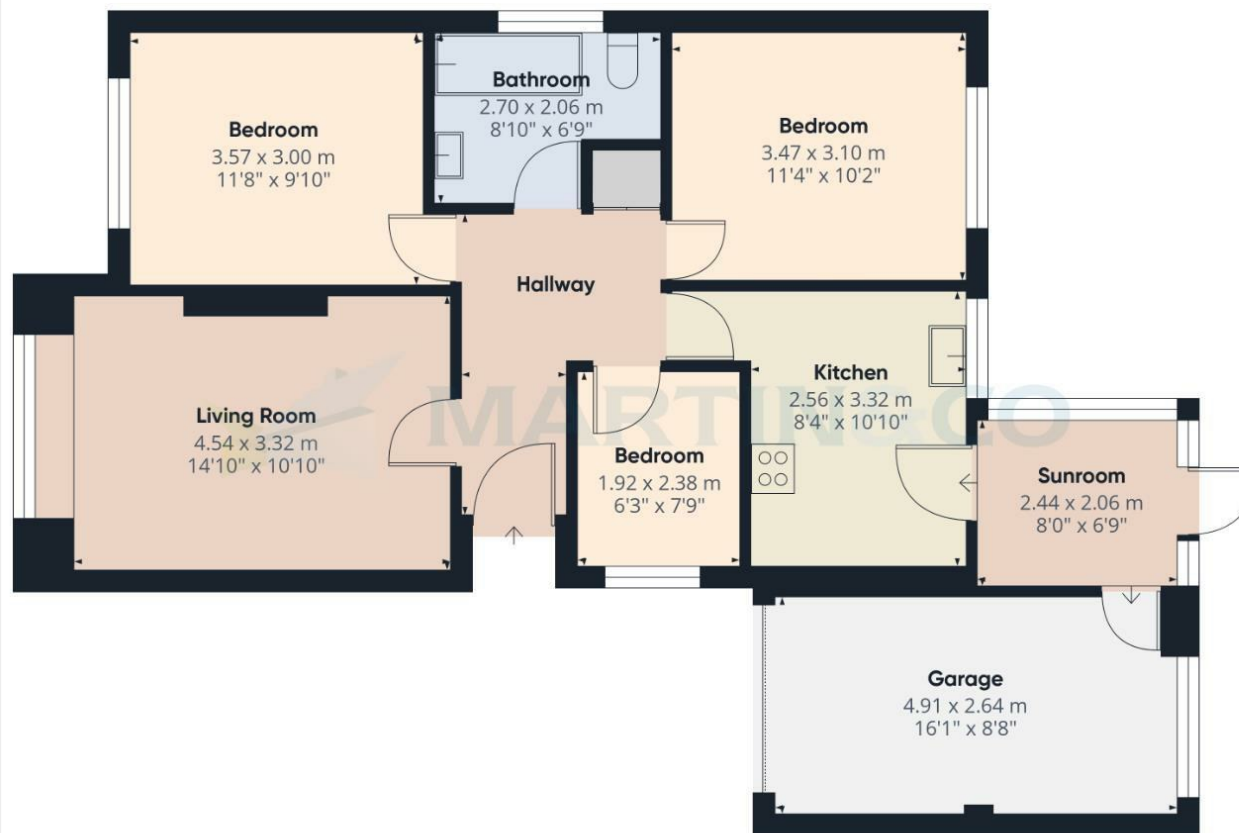
To the front is a low maintenance gravel garden with a long concrete driveway suitable for multiple vehicles to park off road. The rear garden faces to the West and is fully enclosed, having been landscaped to include a laid lawn with planted slate borders and two separate seating areas. Further benefitting from outside lighting 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.





Approximate total area⁽¹⁾
81.4 m²
876 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.