



Stone Moor Road, North Hykeham, Lincoln

Asking Price £270,000

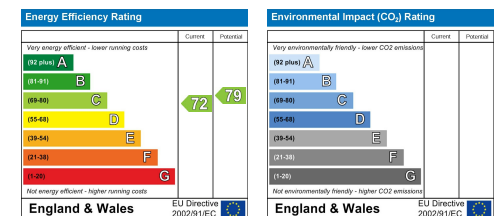

MARTIN&CO

Stone Moor Road, North
Hykeham, Lincoln

Bungalow - Detached
3 Bedrooms, 1 Bathroom

Asking Price £270,000

- Mature Residential Location
- Modern Four Piece Bathroom
- Open Plan Reception Rooms
- Three Good Sized Bedrooms
- Driveway Parking
- Single Garage
- West Facing Rear Garden
- No Onward Chain
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - C



Three bedroom detached bungalow positioned within a mature and well established residential area in North Hykeham. Internally comprising of three bedrooms, modern four piece bathroom, living room, dining room and kitchen. Externally offering gardens to the front and rear, driveway parking for multiple vehicles and a single garage. Sold with no onward chain.

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.

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

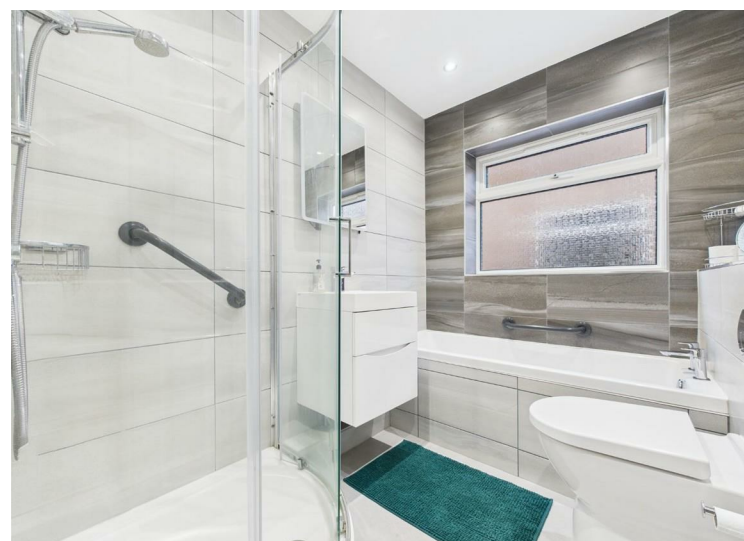
Entrance Hall

Double glazed front door, carpet flooring, radiator, storage cupboard and access to the loft which houses the Ideal combination boiler via a pull down ladder, partially boarded and lighting.

Bedroom

13'3" x 9'10"

Double glazed window to the front, carpet flooring, radiator, ceiling and wall lighting.



Bathroom

7'7" x 6'2"

Modern four piece suite comprising of a concealed cistern WC, vanity wash basin, panel bath and a corner cubicle housing the thermostatic rainfall overhead shower with separate handheld body sprayer. Side PVC window, vinyl flooring, anthracite towel rail, spot lit ceiling and extractor.

Bedroom

10'11" x 10'10"

PVC window to the rear aspect, carpet flooring, radiator, ceiling and wall lighting.

Bedroom

9'4" x 7'5"

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

Living Room

17'2" x 12'9"

Double glazed window to the front, carpet flooring, radiator, light fitting and a gas fire with hearth and surround.

Dining Room

9'4" x 7'9"

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

Kitchen

9'3" x 8'8"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Freestanding Hotpoint electric cooker with fitted extractor above, space and plumbing for a washing machine plus further space for a fridge freezer. PVC rear window and side door, tiled flooring, radiator and a light fitting.

Outside

To the front is a pleasant and mature garden with laid lawn and planted borders. Concrete driveway suitable for multiple vehicles to park off road. There is external lighting and a covered entrance to the front door.

The private rear garden faces to the West and offers a laid lawn with a patio seating area, mature planted beds and a pond. There are water and power supplies plus lighting to the rear. The garden shed and greenhouse are included within the sale.

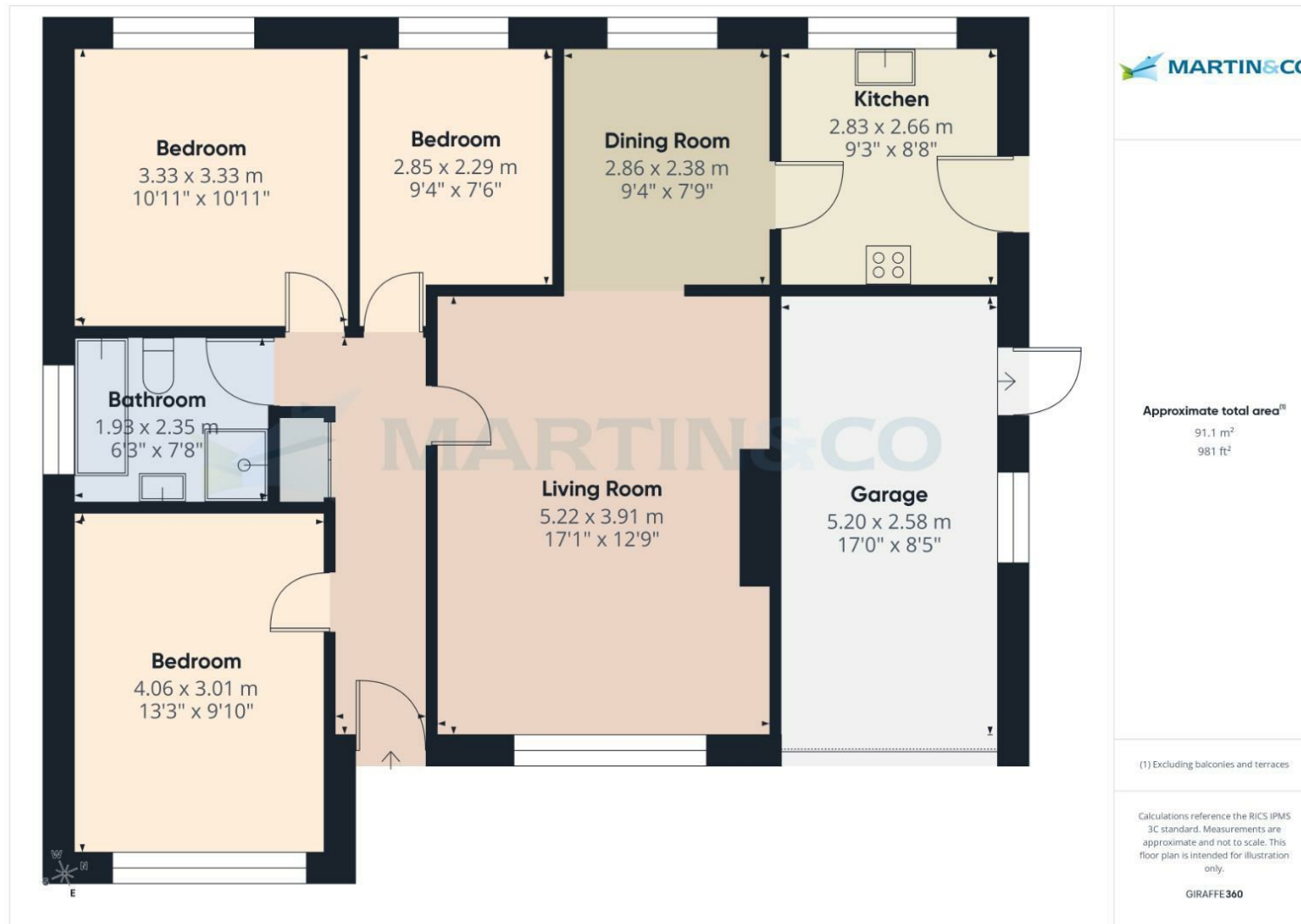
Garage

17'10" x 8'5"

Electric remote roller door to the front with a side personnel door and window, light and power, housing both the mains consumer unit and gas meter.

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.



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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.