



Alford Mill Close, North Hykeham, Lincoln

Asking Price £250,000


MARTIN & CO

Alford Mill Close, North Hykeham,
Lincoln

Bungalow - Detached
2 Bedrooms, 1 Bathroom

Asking Price £250,000

- Cul-De-Sac Position
- Generous Plot
- Driveway Parking and Attached Garage
- Kitchen and Dining Room
- Sun Room
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - C



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(61-81) B			
(49-60) C			
(39-54) D			
(21-38) E			
(11-20) F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Detached two bedroom bungalow occupying a generous plot within a cul-de-sac position in North Hykeham. Comprising internally of an entrance hall, living room, kitchen and dining room, sun room, two bedrooms and a modern four piece bathroom. Driveway parking, attached garage and gardens. No onward chain.

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

Porch
Entering via the side door, tiled flooring.

Hallway
Carpet flooring, radiator, light fitting, digital thermostatic control, access to the loft via a pull down ladder plus a shelved cupboard housing the Worcester combination boiler.

Living Room
16'10" x 11'11"
PVC bay fronted window, carpet flooring, ceiling and



wall lighting, radiator and an electric feature fire with hearth and surround.

Bedroom
14'0" x 10'5"

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

Bathroom
8'11" x 7'3"

Four piece suite comprising of a concealed cistern WC, vanity sink, panel bath with head and hose attachment plus a double cubicle with thermostatic shower. Vinyl flooring, heated towel rail, side PVC window, light fitting and a storage cupboard.

Bedroom
11'11" x 10'5"

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

Kitchen
11'10" x 8'10"

Base and eye level units with roll edge work surfaces, tiled splash backs and an inset composite sink and

drainer. Freestanding Indesit electric cooker with extractor over, space for an under counter fridge plus space and plumbing for a washing machine. Vinyl flooring, rear window and door, light fitting and a shelves storage cupboard.

Dining Room
8'10" x 6'4"

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

Sun Room
12'3" x 6'5"

Metal glazed frame surround with doors out to the garden, carpet flooring and access to the garage.

Garage
16'1" x 8'8"

Up and over door to the front with a side personnel to the sun room and a rear PVC window. Mains consumer unit housed, light and power, water supply.

Outside

To the front is a spacious lawned area with a long concrete driveway for several vehicles to park off

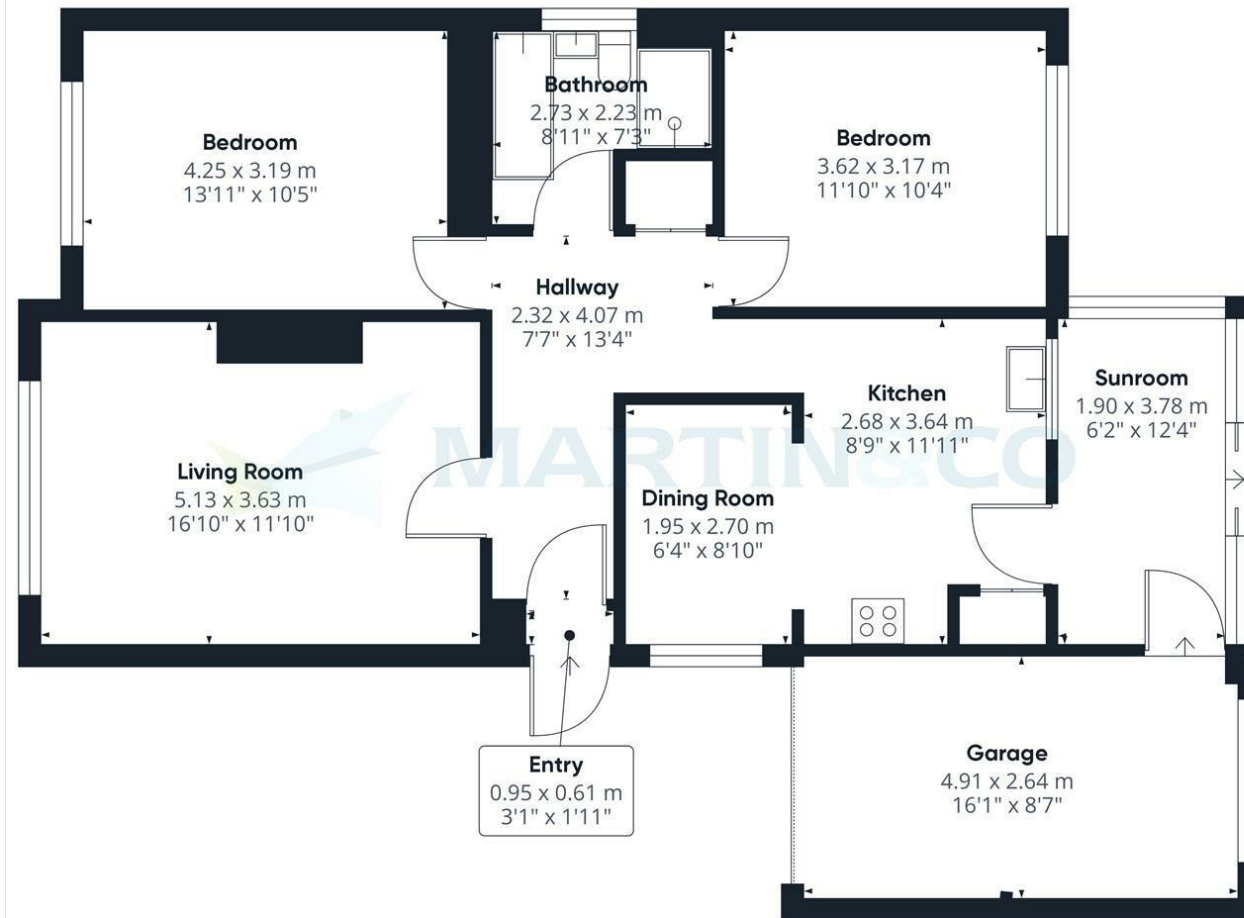
road. Outside lighting, water and power supply. The rear boasts a private and generous South facing plot with laid lawn and extended patio areas, mature planted borders, water, power and lighting. There is a summerhouse which is included within the sale and double gated access to the front allowing for vehicular access. To the side is a spacious slabbed area with a garden shed and greenhouse plus several water supplies with an outdoor sink area.

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⁾
93.49 m²
1006.32 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

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.