



Mercury Close, North
Hykeham



£179,950

- Well-Presented Semi-Detached House
- Two Double Bedrooms
- Bathroom & Downstairs WC
- Dining Kitchen
- Enclosed Rear Garden
- Driveway
- No Onward Chain
- EPC rating C



Well Presented Semi Detached House with Off Road Parking located in a Cul-De-Sac position to the south of the Cathedral City of Lincoln. No Onward Chain. The accommodation comprises: Entrance Hall, Lounge, Inner Lobby, Cloakroom, Dining Kitchen, TWO DOUBLE BEDROOMS and Bathroom. The property has a larger than average garden, part of which has been hard landscaped with the remainder lawned. There is off road parking to the side of the property. Gas Central Heating & uPVC Double Glazing.

Entrance Hall

Door to front aspect and radiator.

Lounge

16'1" x 11'1" (4.9m x 3.4m)

Window to front aspect, radiator and stairs to first floor.

Inner Hall

Built in storage cupboard.

WC

Fitted with a low level wc and wash hand basin. Radiator.



Dining Kitchen

11'1" x 9'6" (3.4m x 2.9m)

Door and window to rear aspect. Fitted with a range of wall and base units with work surface over and drainer sink unit. Fitted oven with four gas burner hob and extractor hood over. Space and plumbing for washing machine. Wall mounted gas central heating boiler housed in cupboard unit. Radiator and laminate flooring.

Landing

Loft access.

Bedroom One

13'1" x 11'1" (4m x 3.4m)

Window to front aspect, fitted wardrobes and radiator.

Bedroom Two

11'1" x 9'6" (3.4m x 2.9m)

Window to rear aspect and radiator.

Bathroom

6'0" x 6'0" (1.8m x 1.8m)

Fitted with a low level wc, wash hand basin and panelled bath with shower from tap and glazed shower screen. Part tiled walls and radiator.

Outside

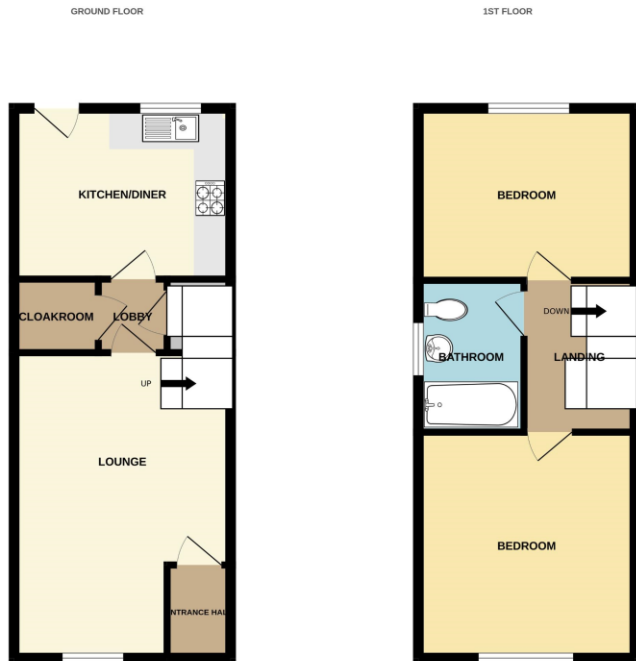
To the front of the property a paved path leads to the front door and a small, gravelled area. To the side of the property is a tarmac driveway with gated side access to the enclosed rear garden. There is a paved patio, steps leading down to a lawn and another seating area.

Agents Note

The property is currently tenanted and achieving £800 pcm.

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Floorplan



26 MERCURY CLOSE LN6 9FH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metmap 02/24



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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