



Cupola Close, North Hykeham



£230,000

- Detached House
- Three Bedrooms
- En-Suite
- Garage
- Popular Location
- Well Presented
- Leasehold
- EPC rating B



Well presented, modern three bedroom detached house. Located in the popular area of North Hykeham. With easy access to local shops, schools, doctors and train station.

The property offers entrance porch, lounge, kitchen diner, and WC to the ground floor. To the first floor there are three bedrooms with en-suite to main and family bathroom. Outside the property to the front there is a driveway leading to integral single garage and lawned garden. To the rear there is an enclosed lawned garden and patio area.

Entrance Porch

External door to front aspect and window to front aspect.

Lounge

3.15m x 4.9m (10'4" x 16'1")

Window to front aspect and radiator.

Inner Hall

Stairs to first floor and radiator.

WC

Fitted with low level WC, wash hand basin and radiator.



Kitchen Diner

2.34m x 5.74m (7'8" x 18'10")

Window and french doors to rear aspect and fitted with a range of wall and base units with worktops over, electric oven, four burner gas hob with extractor over, space and plumbing for both washing machine and fridge freezer.

Landing

Window to side aspect and access to loft space.

Bedroom One

2.9m x 4.32m (9'6" x 14'2")

Dual windows to front aspect, and radiator.

Ensuite

1.3m x 2.1m (4'4" x 6'11")

Window to front aspect and fitted with walk in shower cubicle, wash hand basin, low level WC, extractor and radiator.

Bedroom Two

2.7m x 3.4m (8'11" x 11'2")

Window to rear aspect and radiator.

Bedroom Three

2.4m x 3m (7'11" x 9'10")

Window to rear aspect and radiator.

Family Bathroom

1.7m x 2.65m (5'7" x 8'8")

Window to side aspect and fitted with panel bath, low level WC, wash hand basin, extractor and radiator.

Garage

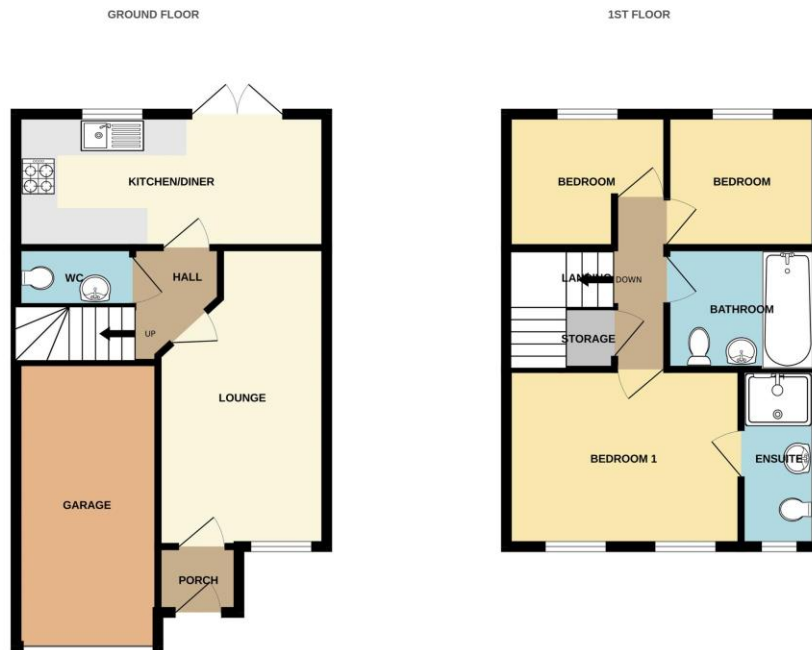
Up and over door with power and lighting.



Agent Note

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Floorplan

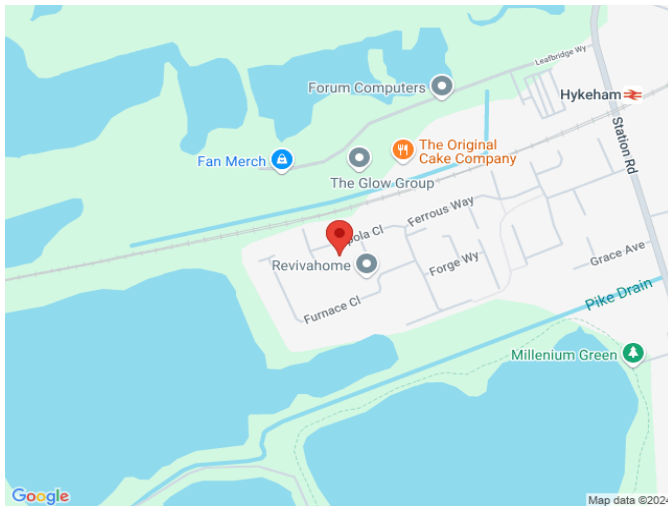


25 CUPOLA CLOSE, NORTH HYKEHAM

TOTAL FLOOR AREA : 980sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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