



Lucius Close, North Hykeham



3



3



1

### Offers Over £200,000

- Semi Detached House
- Three Bedrooms
- Bathroom and En-Suite
- Downstairs Cloakroom
- Driveway
- Rear Garden
- Freehold
- EPC rating C





Well Presented THREE BEDROOM Semi Detached House situated in a cul de sac position within the popular area of North Hykeham. Within walking distance of the local schools, doctors, restaurants and supermarkets. The accommodation comprises Entrance Hall, Lounge, Dining Kitchen, Downstairs Cloakroom, Bathroom and Three Bedrooms with the Master Bedroom benefitting from Ensuite. Outside there is a driveway and enclosed rear garden.

The property benefits Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

### Entrance Hall

External door to front aspect and stairs to the first floor.

### Lounge 4.88m x 3.65m (16'0" x 12'0")

Window to front aspect, upstairs cupboard and radiator.



### Kitchen Diner 3.59m x 4.76m (11'10" x 15'7")

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

### WC

Fitted with low level WC and wash hand basin.

### Landing

Access to roof space.

### Bedroom One 4.15m x 2.7m (13'7" x 8'11")

Window to front aspect, two fitted wardrobes and radiator.

### En-Suite 1.25m x 2.7m (4'1" x 8'11")

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

### Bedroom Two 3.07m x 2.8m (10'1" x 9'2")

Window to rear aspect and radiator.

### Bedroom Three 2.08m x 2.96m (6'10" x 9'8")

Window to front aspect and radiator.

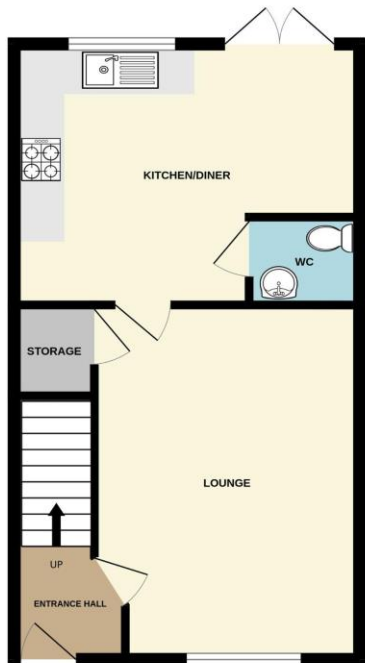
### Outside

Enclosed lawned garden with patio area.

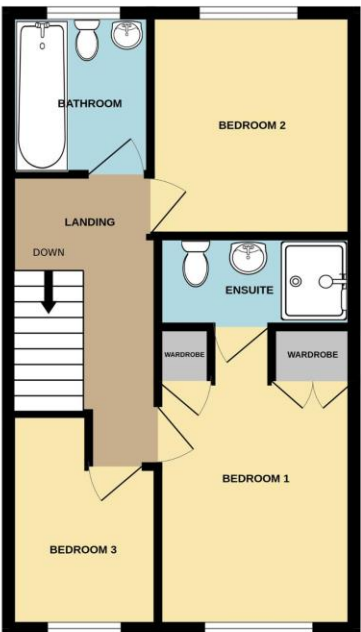
### Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



LUCIUS CLOSE, NORTH HYKEHAM, LINCOLN, LN6 8HL

TOTAL FLOOR AREA : 868 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Mapbox ©2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590  
lincoln@newtonfallowell.co.uk