



Octavian Crescent, North Hykeham



Offers Over £200,000

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



Well Presented THREE BEDROOM Semi Detached House, located 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, garage 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

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.

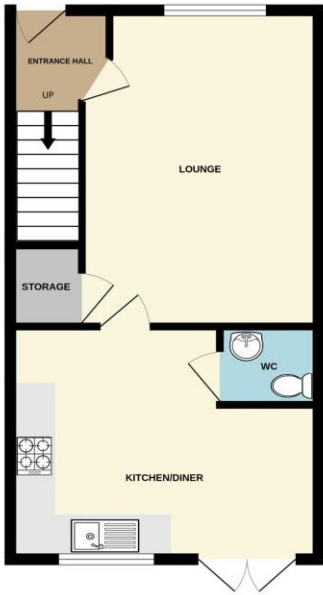
Agent Note

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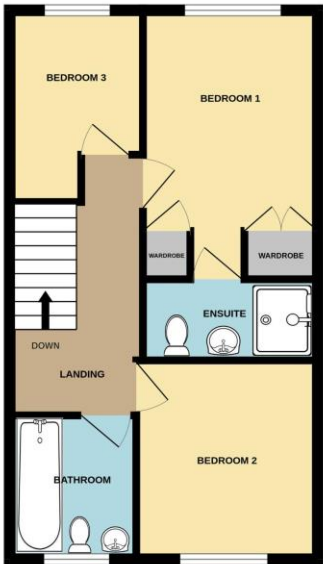


Floorplan

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



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



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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 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		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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