



Lucius Close, North Hykeham



£196,000

- Modern Semi-Detached House
- Three Bedrooms
- Newly Fitted Kitchen Diner
- Driveway
- Spacious Corner Plot
- Family Bathroom, En-Suite & WC
- Freehold
- EPC rating C



Modern three bedroom semi-detached house, positioned on a spacious corner plot. Perfectly located with easy access to local amenities such as Asda Supermarket, Co-op, Three local primary schools, Two Secondary Schools and Doctors Surgery. Making this a perfect home for any buyer.

The accommodation on offer consists of Entrance Hall, 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 side there is a driveway with room for upto Three Cars. To the rear of the property there is an enclosed lawned garden, patio and gravel area with shed.

The property also benefits from Gas Central Heating and uPVC Double Glazing.

Entrance Hall

With external door to front aspect, stairs to first floor and radiator.

Lounge

4.35m x 3.75m (14'4" x 12'4")

With window to front aspect and radiator.



Kitchen Diner

4.68m x 3.63m (15'5" x 11'11")

With window and french doors to rear aspect. Fitted with a range of modern Shaker style wall and base units with worktops over, sink with drainer, four ring electric hob with extractor over, electric oven and space and plumbing for washing machine, dishwasher, dryer and fridge freezer.

WC

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

Landing

Access to roof to space.

Bedroom One

3.18m x 2.7m (10'5" x 8'11")

With window to front aspect, built in wardrobes and radiator.

En-Suite

1.68m x 2.7m (5'6" x 8'11")

Fitted with single shower cubicle, low level WC, wash hand basin, extractor and heated towel rail.

Bedroom Two

3.11m x 2.7m (10'2" x 8'11")

With window to rear aspect and radiator.

Bedroom Three

3.18m x 1.88m (10'5" x 6'2")

With window to front aspect and radiator.

Bathroom

2.14m x 1.98m (7'0" x 6'6")

With window to rear aspect and fitted with panel bath, low level WC, wash hand basin, extractor and heated towel rail.



Outside

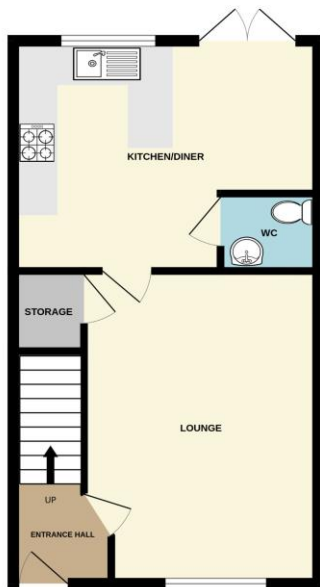
To the side of the property there is a driveway with room for up to three cars. To the rear of the property there is an enclosed rear garden laid to lawn and gravel area with shed.

Agent Note

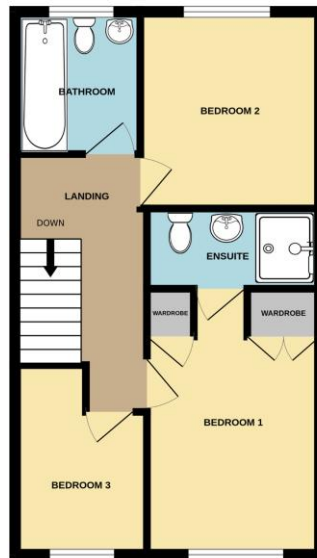
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Floorplan

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



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



LUCIUS CLOSE, NORTH HYKEHAM, LINCOLN, LN6 8HL

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

While 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 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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