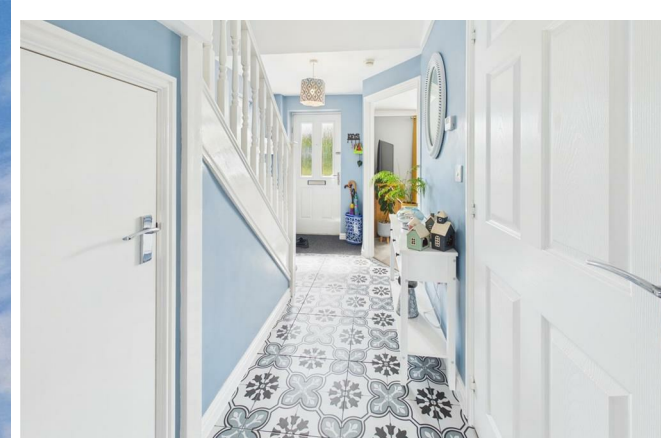




Ferrous Way North Hykeham
Asking Price £300,000


MARTIN&CO

Ferrous Way, North Hykeham,
Lincoln
House - Detached
4 Bedrooms, 3 Bathroom
Asking Price £300,000

- Exceptionally Well Presented Detached Family Home
- Four Double Bedrooms
- Two Ensuites and Family Bathroom
- Kitchen/Diner Separate Utility Room
- Downstairs Cloakroom
- Drive and Detached Single Garage
- Popular North Hykeham Area with A Range of Amenities
- Council Tax Band D
- EPC B
- Leasehold



A well-presented four-bedroom home providing lounge, kitchen/diner, downstairs WC, en-suite shower room to the master bedroom and bedroom two. There's an enclosed rear garden, drive and single garage . On the edge of the development in arguably one of the best spots over looking the greenery and lake and enjoys the convenience of nearby shops, schooling options, and excellent transport links, making for an easy commute.

Paragraph

Martin and Co are excited to present this exceptionally well-presented four bedroom family home with Off Road Parking and Single garage

This ideal property offers family flexible living, comfort and a great quiet location situated in a popular North Hykeham development and boasts the option to move straight in and just put the kettle on

Accommodation briefly comprises of Entrance Hall, Living Room, Downstairs Cloakroom, Kitchen/Diner and Utility room.

To the first floor, you will discover three double bedrooms, a Family Bathroom and an Ensuite shower room provided with Bedroom Two.

Take the stairs up to the second floor to discover the Master Bedroom and Ensuite

Externally, Situated on a desirable corner plot, the property benefits from a low-maintenance frontage with decorative pebbled edging, a private driveway and a single garage positioned to the side. To the rear, enjoy a patio area immediately accessible from the kitchen through the patio doors, creating an ideal space for outdoor dining and entertaining. Steps lead up to a well-maintained lawned area with decorative edging, established shrubs, flowers and plants. The garden also benefits from access to the single garage.

This home on Ferrous Way is nestled on the edge of the development in arguably one of the best spots overlooking the greenery and lake and enjoys convenient access to a wide range of local amenities including shops, schooling options, and excellent transport links.

Council Tax - Band D
Tenure - Leasehold
EPC - B

To the Front
Situated on a desirable corner plot, the property benefits from a low-maintenance frontage with decorative pebbled edging, a private driveway and a single garage positioned to the side.

Entrance Hall
6'7" x 13'1"
The welcoming entrance hall features decorative tiled flooring, a radiator, window to the side elevation, useful under-stair storage and a single ceiling light fixture.

Living Room
12'11" x 12'2"
A comfortable lounge with window to the front elevation, carpeted flooring, radiator and single ceiling light fixture.

Cloakroom
5'4" x 3'0"
Fitted with wood-effect laminate flooring, radiator, corner hand wash basin, WC and single ceiling light fixture.

Kitchen/Diner
18'0" x 9'3"
A well-appointed kitchen/diner featuring ceiling spotlights, radiator and tiled flooring. The kitchen comprises a range of eye-level and low-level base units with wood-effect worktops, together with a window overlooking the rear elevation and patio doors providing direct access to the rear garden.

Integrated appliances include an electric twin oven, four-point gas hob and extractor unit positioned above.

Utility Room
7'7" x 5'5"
The utility room benefits from door access to the side, tiled flooring and a single ceiling light fixture. There is space and plumbing for a washing machine and tumble dryer, along with wood-effect worktops, a boiler and a range of low-level and eye-level base units.



Landing
3'0" x 6'10"
The first-floor landing is carpeted and benefits from a single ceiling light fixture, built-in storage cupboard and a second staircase providing access to the master bedroom on the second floor.

Bedroom Two
12'1" x 10'9"
A well-proportioned double bedroom with carpeted flooring, radiator, window to the front elevation and single ceiling light fixture. The room also benefits from its own en-suite facilities.

Ensuite
6'0" x 5'10"
Fitted with wood-effect laminate flooring, a shower cubicle, WC, hand wash basin, radiator, window to the front elevation and single ceiling light fixture.

Bedroom Three
9'6" x 9'6"
A further double bedroom featuring carpeted flooring, radiator, window to the rear elevation and single ceiling light fixture.

Bedroom Four
9'8" x 8'4"
Another well-sized double bedroom with carpeted flooring, radiator, window to the rear elevation and single ceiling light fixture.

Family Bathroom
6'9" x 5'6"
The family bathroom comprises wood-effect laminate flooring, window to the side elevation, radiator, WC, hand wash basin and bath with showerhead fixture. The room is completed with a single ceiling light fixture.

Landing
6'8" x 2'7"
Window to the side elevation

Master Bedroom
13'10" x 11'6"
A spacious double bedroom situated on the second floor, featuring carpeted flooring, built-in storage, radiator, window to the rear elevation, Velux window and single ceiling light fitting.

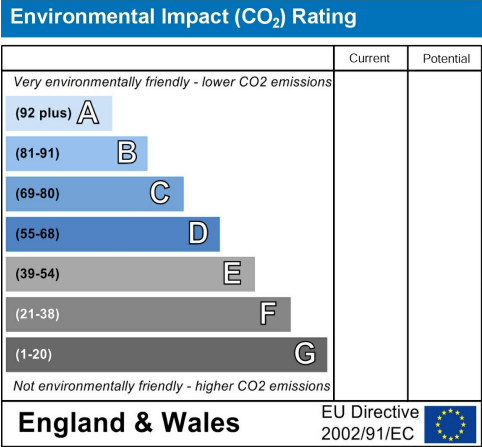
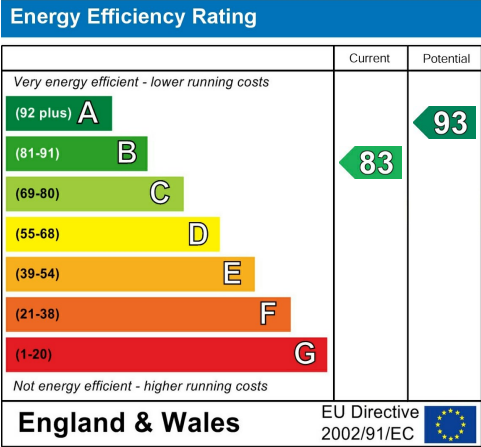
Master Ensuite
6'5" x 5'4"
The master en-suite benefits from wood-effect laminate flooring, shower cubicle, WC, hand wash basin and radiator.

To the Rear
The rear garden provides a patio area immediately accessible from the kitchen through the patio doors, creating an ideal space for outdoor dining and entertaining. Steps lead up to a well-maintained lawned area with decorative edging, established shrubs, flowers and plants. The garden also benefits from access to the single garage.

Garage
17'3" x 9'1"
Detached Single Garage with power access from the garden

Fixtures & Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Agent Note
The property is subject to Ground rent of £150 per year and £157 per year Maintenance charges and can be subject to change







Martin & Co Lincoln Sales

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW

01522 503727 . lincoln@martinco.com

01522 503727

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.