



Moor Lane, North Hykeham, Lincoln

Asking Price £230,000

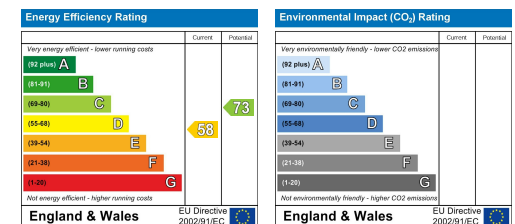

MARTIN & CO

Moor Lane, North Hykeham,
Lincoln

House - Semi-Detached
3 Bedrooms, 2 Bathrooms

Asking Price £230,000

- Traditional Semi-Detached Home
- Generous Plot
- Gated Off Road Parking
- Long Rear Garden
- Two Reception Rooms
- Ground Floor Bedroom with Ensuite Wet Room
- Popular Location
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - B



Traditional bay fronted three bedroom semi-detached home enjoying a generous plot within the ever desirable location of North Hykeham to the south of Lincoln. This extended property comprises internally of two reception rooms, fitted kitchen and a ground floor bedroom with an ensuite wet room, two further bedrooms to the first floor plus a four piece bathroom. Externally offering a long rear garden, detached single garage and off road parking for multiple vehicles. Offered for sale with no onward chain.

North Hykeham is situated to the south of the city, benefitting from a range of amenities including schooling of all ages, supermarkets, doctors'

surgery, shops and much more. Regular bus service from Mill Lane operates into Lincoln city centre with road and rail links also nearby.

EPC Rating - D
Council Tax Band - B
Tenure - Freehold

Entrance Hall
PVC side door onto carpet flooring with stairs rising to the first floor. Mains consumer unit and electric meter are housed.



Living Room

13'8" x 13'0" (max measurements).

PVC box bay fronted window, carpet flooring, ceiling and wall lighting, radiator and an electric feature fire with hearth and surround.

Dining Room

13'2" x 11'2"

PVC window to the rear, carpet flooring, ceiling and wall lighting, radiator, fireplace hearth and an under stairs storage cupboard with lighting.

Kitchen

9'7" x 7'6"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset composite sink and drainer. Fitted oven and microwave, gas hob with an extractor over plus space and plumbing for both a washing machine and a slimline dishwasher. PVC side door and window, LED ceiling lighting, plinth heater, modern anthracite vertical radiator, vinyl tile effect flooring and a wall mounted Worcester combination boiler.

Rear Hall / Utility Area

7'8" x 3'4"

PVC side window, vinyl tile effect flooring, light fitting, floor safe, Siemens thermostatic control, space for a freestanding fridge freezer plus further space and venting for a tumble dryer.

Bedroom

9'7" x 9'5" (measured to fitted wardrobes).

PVC front window with further PVC door to the rear, carpet flooring, radiator, ceiling and wall lighting plus sliding fitted wardrobes.

Ensuite Wet Room

7'3" x 6'5"

WC, wall mounted sink and an electric shower with floor drain and anti-slip wet room flooring. PVC rear window, radiator, light and extractor.

Stairs / Landing

Carpet flooring, spot lit ceiling, radiator and access to the loft.

Bedroom

11'6" x 11'2" (measured to the fitted wardrobes).

PVC front window, carpet flooring, pendant fitting, radiator and sliding fitted wardrobes.

Bedroom

11'3" x 10'7"

PVC rear facing window, carpet flooring, pendant fitting, radiator and sliding fitted wardrobes.

Bathroom

13'4" x 7'6"

Spacious four piece bathroom with a low level WC, vanity wash basin, double cubicle housing the mains thermostatic shower and a walk in bath. Airing cupboard with shelving and a radiator, vinyl flooring, radiator, PVC side and rear windows plus a light fitting and extractor.

Garage

18'0" x 9'2"

Up and over door the front, side window and a covered over inspection pit.

Outside

Occupying a generous plot, this property boasts a long rear garden being mainly laid to lawn with planted borders. There is an enclosed, gated patio area which could lend itself as a dog run plus a sizeable block

paved area with lighting and water supply, extending beyond the double gates to the single garage. To the front is a gated block paved driveway suitable for multiple vehicles to park off road, lighting and a rain canopy over the side entrance door.

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.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 111.8 m²
 1202 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
 3C standard. Measurements are
 approximate and not to scale. This
 floor plan is intended for illustration
 only.

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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.