



Lucius Close, North Hykeham



£160,000

- Modern end terrace house
- Two double bedrooms
- No Onward Chain
- Ideal first-time buyer home or investment property
- Driveway parking for two/Three cars
- Sought after location
- Freehold
- EPC rating B



Located within the popular area of North Hykeham is this well presented end terrace house on Lucius Close offer for sale with NO OWNWARD CHAIN. Accommodation briefly comprises entrance hall, ground floor wc, kitchen, lounge with French doors leading onto uPVC conservatory, first floor landing, two double bedrooms and luxury first floor shower room. Outside the property has the added bonus of a driveway with space for 3 vehicles and a enclosed garden to the rear. Call today to arrange a viewing!

Entrance Hall

WC

5'6" x 3'0" (1.7m x 0.9m)

With window to the front aspect, low level Wc and hand wash basin.

Kitchen

10'6" x 5'10" (3.2m x 1.8m)

Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink unit with side drainer and mixer tap over, electric oven and electric hob with extractor fan over, spaces for fridge freezer and washing machine, wall mounted gas fired central heating boiler and double glazed window to the front aspect.

Lounge

13'0" x 12'10" (4m x 3.9m)

With French doors to the conservatory, radiator and built in under stairs storage cupboard.



Conservatory

7'2" x 6'7" (2.2m x 2m)

With door to the rear aspect leading to enclosed garden.

Bedroom One

12'9" x 8'9" (3.9m x 2.7m)

With double glazed window to the front aspect, radiator and built in storage cupboard.

Bedroom Two

12'9" x 7'11" (3.9m x 2.4m)

With double glazed window to the rear aspect and radiator.

Shower Room

6'6" x 6'0" (2m x 1.8m)

Fitted with a three piece suite comprising of large shower cubical, close coupled WC, pedestal wash hand basin, part tiled walls, spotlights and chrome towel radiator.

Outside

To the front of the property there is an allocated parking space for 2/3 cars providing off street parking with carport over. To the rear of the property there is an enclosed low maintenance garden.

Agency Notes

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.

Floorplan



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		