

**Grace Avenue, North Hykeham,  
Lincoln  
Asking Price £150,000**

  
**MARTIN & CO**

Grace Avenue, North Hykeham,  
Lincoln

House - Mid Terrace  
4 Bedrooms, 2 Bathroom

Asking Price £150,000

- For Sale by Modern Auction T&Cs apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Close to Transport Links
- Close to Schools and Amenities
- Occupying a Generous Plot
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - A

Four bedroom terraced house in North Hykeham, offered for sale through the Modern Method of Auction which is operated by iamsold Limited. Sold with no onward chain.

Close to schools, shops and North Hykeham train station. This property is well-suited for commuting into Lincoln, access to the A46, and many local amenities.



#### Description

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Tenure - Freehold

EPC Rating - D

Council Tax Band - A

#### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period.

Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer will pay

£349 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

#### Entrance Hall

4'3" x 5'3"

UPVC front door, pendant light fitting, smoke alarm, one radiator, carpet flooring.

#### Living room

14'3" x 11'10"

UPVC window to the front, one radiator, built-in bookcase, gas fire with a cover, carpet flooring, pendant light fitting



**Kitchen / Diner**  
 13'5" x 15'4"  
 Base and eye level units, single stainless steel sink, laminate effect vinyl flooring, stairs leading onto the first floor, consumer unit and electric meter, connections for electric cooker, carpeted dining area, two pendant light fittings. iMini boiler with EPH thermostat control.

**Utility**  
 9'5" x 7'11"  
 Connections for washing machine or dishwasher. UPVC rear door, pendant light fitting, breakfast bar, one radiator.

**Bedroom**  
 8'10" x 10'9"  
 Pendant light fitting, carpet flooring, one radiator

**Downstairs Bathroom**  
 8'10" x 5'11"  
 Low level WC, pedestal basin with mixer tap, glass shelf, electric walk-in shower with sliding enclosure, light fitting to ceiling, vinyl flooring

**Stairs / Landing**  
 4'1" x 9'1"  
 One radiator, carpet flooring, built in storage cupboard, pendant light fitting, access to loft

**Bedroom**  
 9'7" x 11'10"  
 UPVC window to the front, one radiator, built in storage cupboard, pendant light fitting, carpet flooring

**Bedroom**  
 8'8" x 8'9"  
 UPVC window to the front, carpet flooring, one radiator, pendant light fitting

**Bedroom**  
 9'4" x 12'2"  
 UPVC window to rear, carpet flooring, pendant light fitting, one radiator, storage cupboards

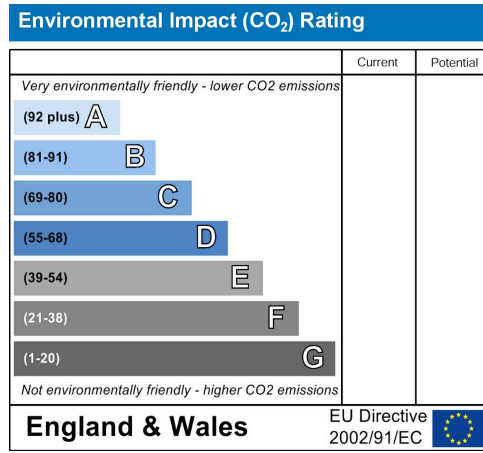
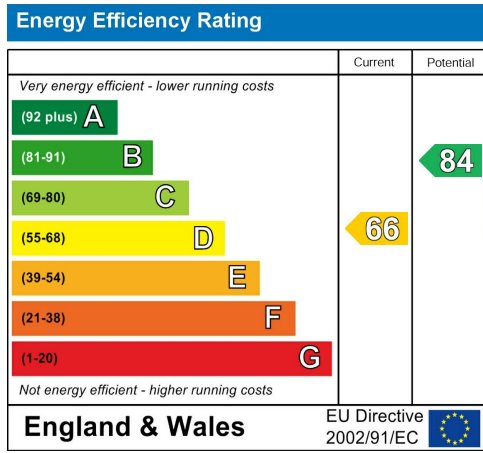
**Bathroom**  
 4'6" x 8'11"  
 Low level WC, vinyl flooring, bath with shower attachment to taps, vanity cupboard, wall mounted porcelain basin, one radiator

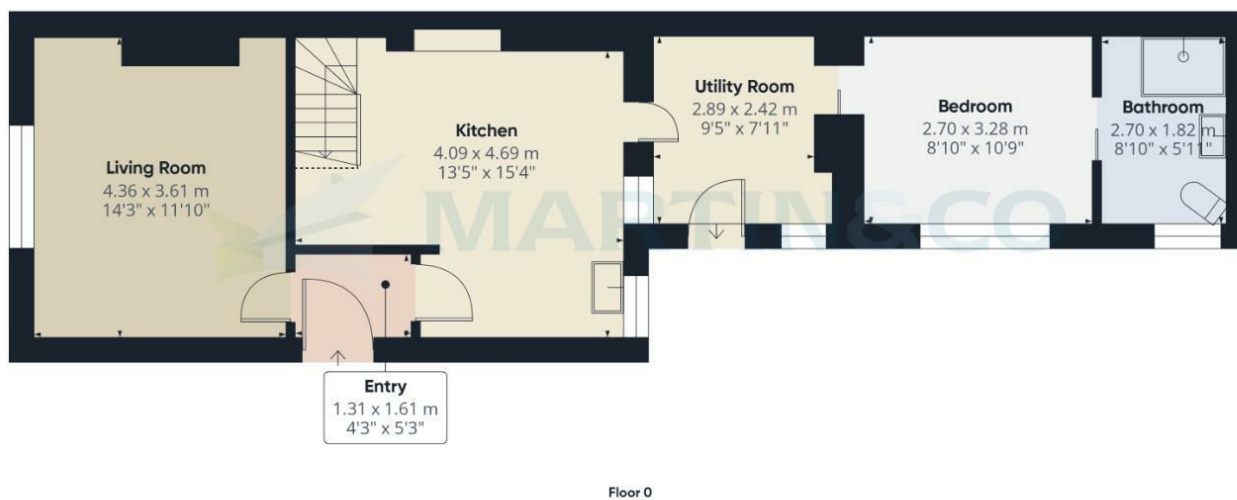
**Outside**  
 Garden to the rear with access to shed lawn and a patio and brick built shed to rear of garden

Front door access down a shared alleyway

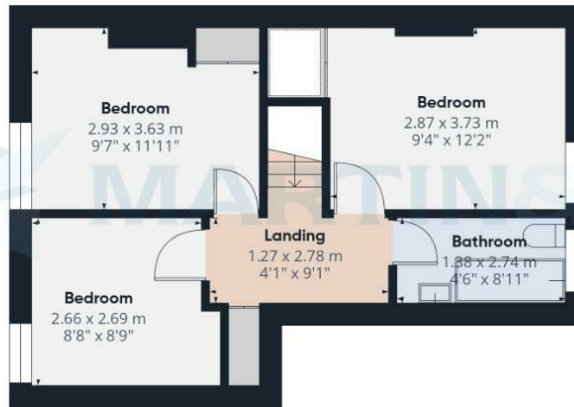
Front garden laid with patio and picket fence

**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



Floor 1



**Approximate total area<sup>(1)</sup>**

93.8 m<sup>2</sup>  
1012 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>  
8 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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

GIRAFFE360

**Martin & Co Lincoln Lettings**  
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.

