



Quintus Place, North Hykeham LINCOLN LN6 9YS

welcome to

Quintus Place, North Hykeham LINCOLN

A well presented three bedroom home enjoying a popular residential location with local access to many amenities, schooling and transport links, modern accommodation throughout, en suite to the master bedroom, allocated parking, downstairs wc and low maintenance rear garden!



Situated in the ever popular North Hykeham area is this well presented three bedroom home with a range of amenities within walking distance, as well as various schools nearby and fantastic transport links. Internal accommodation briefly comprises: entrance hall, lounge, cloakroom, kitchen/diner, three bedrooms with en suite to the main bedroom and family bathroom. Externally, property benefits from two allocated parking spaces to the front and side access to the rear garden. The low maintenance rear garden is mostly laid to turf with a patio area and is enclosed by close board fencing with a timber framed storage shed. Early internal viewing is highly recommended to appreciate this property in full.

Entrance Hall

Lounge

Cloakroom Wc

Kitchen / Diner

First Floor Landing

Bedroom One

En Suite

Bedroom Two

Bedroom Three

Bathroom

Outside



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welcome to

Quintus Place, North Hykeham LINCOLN

- WELL PRESENTED SEMI-DETACHED HOME
- THREE BEDROOMS
- HIGHLY SOUGHT AFTER LOCATION
- MODERN KITCHEN / DINER
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR124147 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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