



Cleveland Avenue, North  
Hykeham



**Offers Over £230,000**

- Semi-Detached House
- Three Bedrooms
- Driveway For Two Cars
- Family Bathroom & WC
- Popular Location
- Enclosed Landscaped Garden
- Freehold
- EPC rating B



Spacious THREE BEDROOM Semi-Detached House located in the popular area of North Hykeham, built in 2022 by Tennyson Homes. The property is well presented throughout and is ideally located within walking distance of the local Schools, Shops and Doctors.

The property offers a ft Open Plan Kitchen Diner Living area and WC to the ground floor with Bi-Folding doors leading to the rear garden. Upstairs the property offers Three Bedrooms and Family Bathroom. Outside to the front of the property there is a gravel driveway with room for two cars and to the rear of the property there is an enclosed landscaped lawned garden with patio area and summer house.

The property also benefits from Gas Central Heating and uPVC Double Glazing.

### **Kitchen/Dining**

**26'3" x 14'10" (8m x 4.5m)**

With window to front aspect and fitted with a range of modern wall and base units with worktops over, single electric oven, four burner gas hob with extractor over, integrated dishwasher, Microwave, Fridge and Freezer, space and plumbing for washing machine.

### **Lounge Area**

With Bi-Folding doors leading to the rear garden and access to the W/C and a cupboard.



### Downstairs W/C

5'6" x 3'2" (1.7m x 1m)

With a low level WC and hand wash basin.

### Landing

With access to the bedrooms and bathroom.

### Bedroom One

9'1" x 14'10" (2.8m x 4.5m)

With two windows to the front aspect, access to cupboard and radiator.

### Bedroom Two

9'7" x 9'0" (2.9m x 2.7m)

With a window to the rear aspect and radiator.

### Bedroom Three

11'2" x 5'10" (3.4m x 1.8m)

With a window to the rear aspect and radiator.

### Bathroom

6'1" x 8'7" (1.9m x 2.6m)

With a window to the side aspect, low level W/C, hand wash basin and panelled bath with shower over.

### Outside

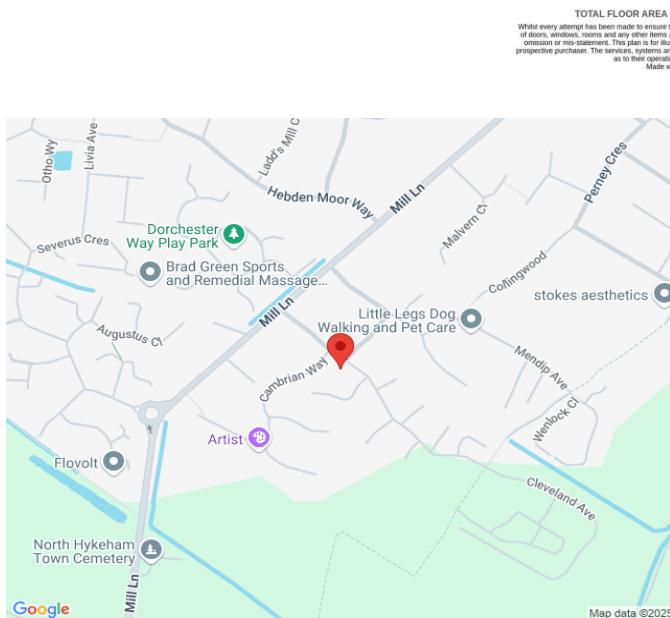
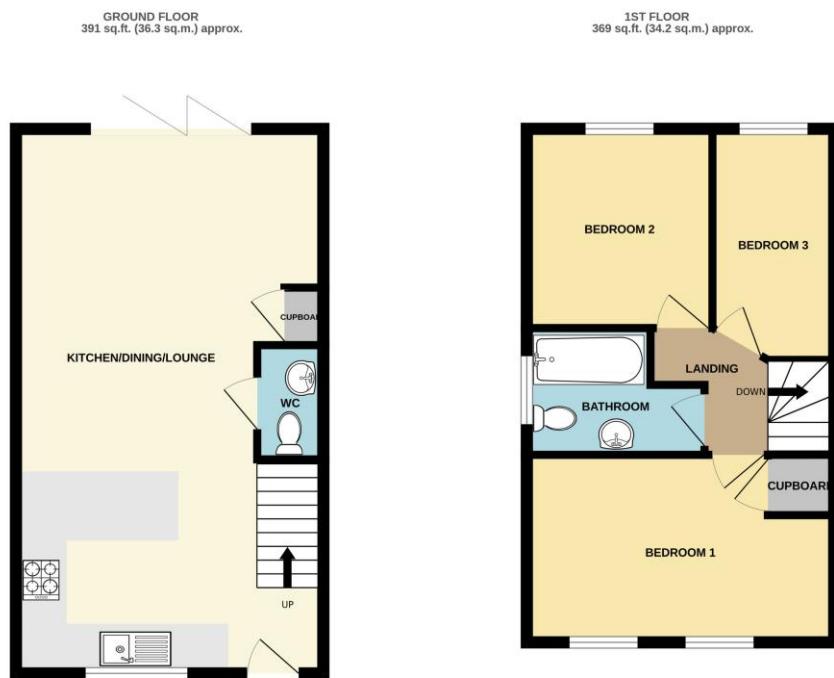
With a driveway to the front of the property. To the rear is an enclosed garden with a lawn, patio and gravelled area with a summer house.

### Agents Note

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## Floorplan



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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