



Hykeham Road, Lincoln

Asking Price £240,000



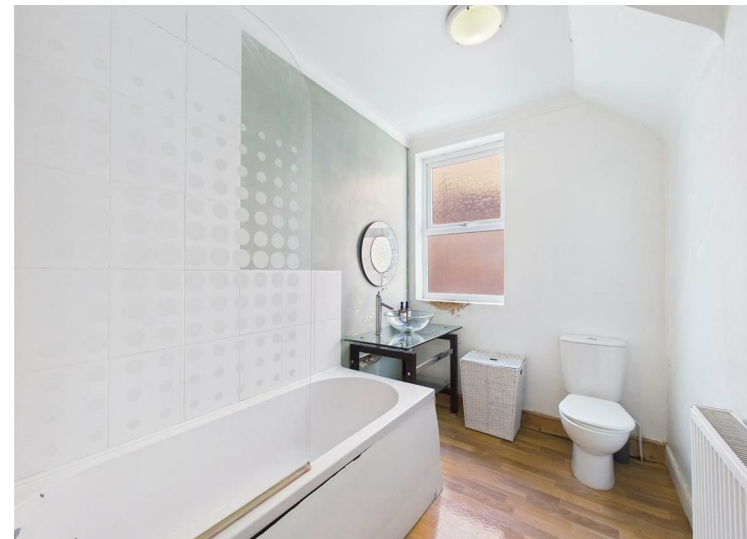
Extended semi-detached home occupying a generous plot with scope to further extend and develop (STPP). This family home offers a fantastic opportunity to the right buyer looking for a project. Comprising internally of a living room, dining room, long galley kitchen, family room, two bedrooms, bathroom and a further loft room. Externally offering driveway parking and an expansive rear garden. Sold with no onward chain and viewings are available by appointment only.

Hykeham Road 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

operates into Lincoln city centre with road and rail links also nearby.

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

Entrance Hall
Partially glazed wooden entrance door, pendant fitting, radiator, stairs rising to the first floor with space below making for an ideal office, housing the mains consumer unit and electric meter.



Living Room
13'8" x 12'0" (max measurements).
PVC bay fronted window, carpet flooring, pendant fitting, radiator and a gas feature fire with hearth and surround.

Dining Room
12'11" x 12'1"
PVC rear window, radiator, pendant fitting and an open fire place.

Kitchen
23'10" x 6'11"
Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven with gas hob and extractor over, space for a fridge freezer plus further space and plumbing for a dishwasher, washing machine and tumble dryer. PVC side windows, vertical radiator, light fittings, housed Baxi combination boiler and access to the roof space.

Family Room
12'1" x 6'10"
PVC French doors to the garden and PVC side windows, tiled flooring, vertical radiator, spot lit ceiling and roof lantern.

Stairs / Landing
Penalty fitting and a radiator.

Bedroom
11'10" x 11'5"
PVC front window, carpet flooring, pendant fitting and a radiator. Built in shelved storage cupboard.

Bathroom
8'11" x 6'2"
Low level WC, countertop wash basin and a panel bath

with mains thermostatic shower over. Vinyl flooring, PVC side window, radiator and light fitting.

Bedroom
11'11" x 8'11"
PVC rear facing window, carpet flooring, radiator and pendant fitting. Stairs rising to the second floor.

Stairs
Carpet flooring and light fitting.

Loft Room
18'8" x 11'5"
Having been adapted for use including PVC window to the rear, carpet flooring, radiator and storage with rails for hanging and a cupboard housing the disconnected header tank.

Outside
The front is laid to gravel offering a driveway for multiple vehicles to park off road. Gated access to the side leads to the rear. The extensive rear garden faces to the South East, offering a laid lawn and an extensive sandstone patio seating area. The garden extends beyond the laid lawn but will require cutting back to see the full potential of the space. Externally the property further benefits from a water supply.

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



Floor 2



Approximate total area⁽¹⁾
 104.7 m²
 1128 ft²

Reduced headroom
 1.8 m²
 20 ft²

(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

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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.