



**Tiber Road, North Hykeham, Lincoln**

**Asking Price £180,000**

**MARTIN&CO**

Tiber Road, North Hykeham,  
Lincoln

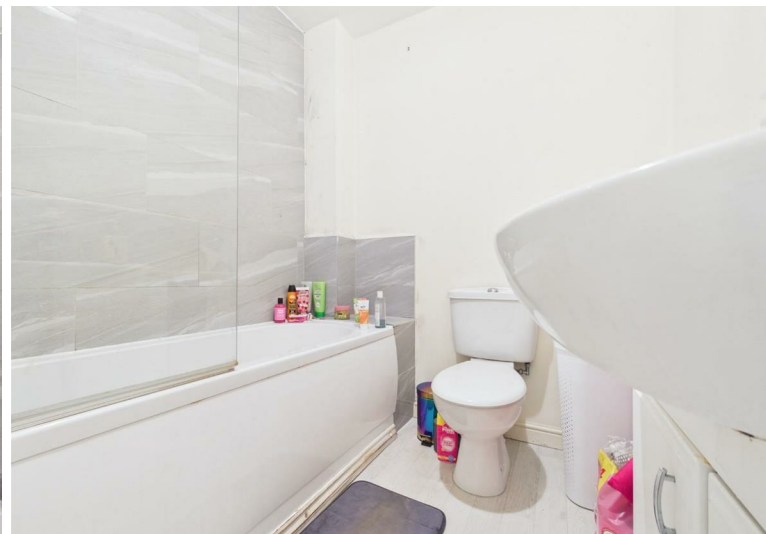
House - Mid Terrace  
2 Bedrooms, 1 Bathroom

Asking Price £180,000

- 2 Double Bedrooms
- Perfect First Time or Investment purchase
- Allocated Parking & Garage
- Family Bathroom
- Downstairs Toilet
- Council Tax Band - A
- EPC - C
- Tenure - Freehold

Situated in the popular Manor Farm area of North Hykeham, this two bedroom mid-terrace home enjoys a convenient position close to a range of local amenities including shops, supermarkets, schools, parks, and regular transport links into Lincoln and the surrounding areas. The property offers modernised accommodation, off-road parking, a garage, and an enclosed rear garden, ideal for first-time buyers, downsizers, or investors.

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Service Charge - approximately £440.00 per annum



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**Entrance Hall**  
Entered via a composite front door, the hallway features wood effect laminate flooring, radiator, pendant light fitting, and a useful storage cloakroom.

**Kitchen**  
Recently installed and fitted with a range of base and eye level units with marble effect laminate worktops. Appliances include a Lamona induction hob, Beko electric oven, extractor hood, and space/plumbing for a washing machine and fridge freezer. Housed in one of the eye level units is an Ideal heat only boiler.

**WC**  
Fitted with a low-level WC, pedestal porcelain wash basin, radiator, and consumer unit.



### Living Room

A rear facing living area with French patio doors opening onto the garden. Features include wood effect laminate flooring, two radiators, electric fire with mantle and hearth, spotlight fitting, Honeywell thermostat, and stairs rising to the first floor.

### Stairs & Landing

With carpet flooring, pendant light fitting, loft hatch, and partially boarded loft space.

### Bedroom

A generous double bedroom with two front facing uPVC double glazed windows, radiator, carpet flooring, and pendant light fitting.

### Bathroom

Comprising a low-level WC, vanity wash basin with

storage cabinet, panel bath with mixer shower over, radiator, under-counter shaver charging point, Vortice extractor fan, and wood-effect vinyl flooring.

### Bedroom

Rear facing double bedroom with uPVC double glazed window, radiator, carpet flooring, pendant light fitting, and airing cupboard housing the hot water tank.

### Outside

#### Rear Garden

Enclosed rear garden mainly laid to lawn with patio seating area, composite fencing which includes a 25 year guarantee from fitting, and gated rear access leading to the parking area.

### Garage & Parking

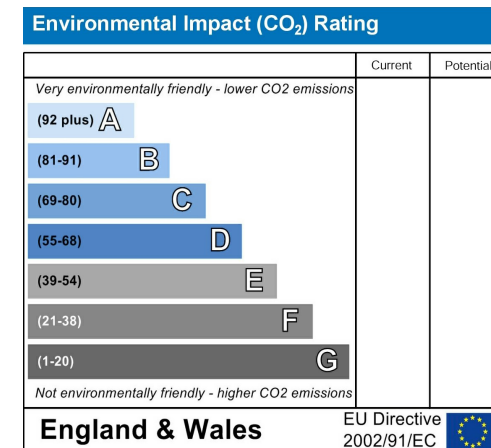
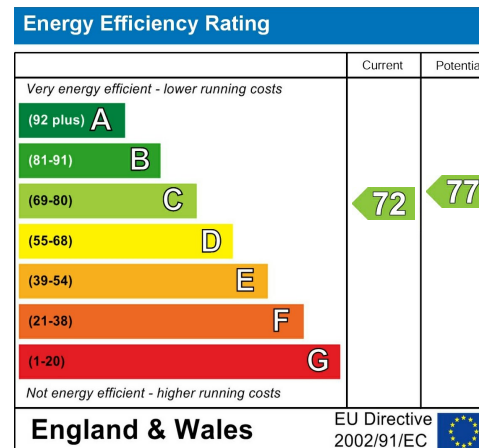
Single garage with up and over door, power, lighting, separate RCD, and pedestrian access from the garden. Off-road parking for one vehicle.

### Front Garden

Pathway leading to the front door with lawned edges and attractive picket style fencing.

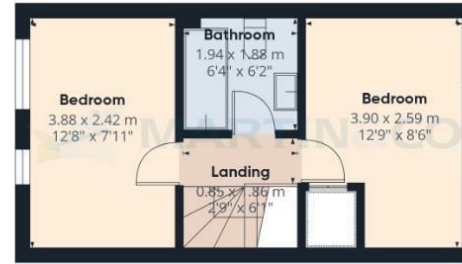
### Fixtures & Fittings

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 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

65.1 m<sup>2</sup>  
701 ft<sup>2</sup>

Reduced headroom

1.5 m<sup>2</sup>  
16 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.

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**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.