

Furnace Close,North Hykeham Lincoln LN6 9ZR

william h brown

welcome to

Furnace Close, North Hykeham Lincoln

Early viewing is essential for this modern detached home situated within the ever popular North Hykeham area. Boasting en suite to the main bedroom, enclosed rear garden, driveway parking, detached garage and no onward chain!





Situated within the desirable North Hykeham area is this three bedroom detached family home, enjoying local access to a wide range of amenities such as shops, eateries, parks, supermarkets, a leisure centre and sports clubs as well as transport links and schooling.

The property in brief comprises: entrance hall, cloakroom wc, modern fitted kitchen/diner, separate lounge, utility room, main bedroom with en suite, a further two bedrooms and a family bathroom. Outside, this property benefits from an area of lawn to the front and pathway leading to the entrance door. Located to the rear of the property is the detached garage with off road parking for one car situated in front and further space to park another car adjacent to the left side of the rear garden. The rear garden is fully enclosed and laid to lawn with gated side access. Early internal viewing is strongly recommended to appreciate this property in full.

Entrance Hall

Cloakroom Wc

Lounge

Kitchen / Diner

Utility Room

First Floor Landing

Bedroom One

En Suite

Bedroom Two

Bedroom Three

Bathroom

Detached Garage

Outside







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welcome to

Furnace Close, North Hykeham Lincoln

- MODERN DETACHED FAMILY HOME
- THREE BEDROOMS
- EN SUITE & FAMILY BATHROOM
- DRIVEWAY PARKING
- DETACHED GARAGE

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 153.88
Ground Rent: 150.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£250,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LCR124520 - 0005

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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