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Wetherby Crescent, North Hykeham



When it comes to
property it must be


lovelle



£250,000



THREE BEDROOMS / DETACHED / TWO SINGLE GARAGES / DRIVEWAY / ENCLOSED REAR GARDEN / POPULAR LOCATION / THREE RECEPTION ROOMS / SOLAR PANELS

Key Features

- No Onward Chain
- Detached
- 3 Reception Rooms
- Driveway
- Two Garages
- Popular Location
- EPC rating D
- Tenure: Freehold





Introduction

This versatile two bedroom detached property is located in the ever sought-after area of North Hykeham. Situated within a popular area the property allows for great access to a range of local amenities, schools and easy access both in and out of the city centre. The property is perfect for anyone looking to add their own stamp to it. The accommodation briefly comprises of Entrance Hall, Living Room, Dining Room, Study and WC. To the first floor there are Two further Double Bedrooms and the Family Bathroom. Externally, there is an Enclosed Rear Garden, Driveway, Front Garden and Two Single Garages. The property also benefits from three kilowatt solar panels which are currently providing an income, Cavity Wall Insulation and intruder alarm.

Entrance Hall

Giving access to the Dining Room, Study, Living Room and WC.

Living Room

5.56m x 3.5m (18.2ft x 11.5ft)

Two double glazed windows to the rear aspect and well as UPVC doors leading onto the rear garden, feature marble fireplace and radiator.

Kitchen

3.67m x 2.79m (12ft x 9.2ft)

Double glazed window to the front aspect, a range of wall and base units with worktops, space and plumbing for a washing machine, understairs storage, tiled splashback, freestanding oven with gas hob and radiator.

Bedroom 3 / Dining Room

2.86m x 3.89m (9.4ft x 12.8ft)

Double glazed window to the rear aspect and radiator.

Bedroom 4 / Study

2.86m x 1.96m (9.4ft x 6.4ft)

Double glazed window to the front aspect and radiator

WC

Double glazed frosted glass window to the front aspect, hand wash basin and WC.

First Floor

Giving access to the major living accommodation and storage cupboard.

Master Bedroom

3.78m x 3.52m (12.4ft x 11.5ft)

Double glazed window to the rear aspect, airing cupboard, access to the eves and radiator.

Bedroom 2

5.12m x 1.9m (16.8ft x 6.2ft)

Double glazed windows to the front aspect, fitted wardrobe and radiator.

Bathroom

1.66m x 2.58m (5.4ft x 8.5ft)

Double glazed frosted glass window to the side aspect, bathtub with overhead shower, hand wash basin, tiled splashback and WC.

Outside -

Externally, there is an Enclosed Rear Garden which is mainly laid to lawn with various planting area to the perimeter and pond. There are also outside sheds. To the front there is a block paved driveway, front garden mainly laid to lawn and access to Two single garages with power.

Tenure

The tenure of this property is Freehold.

MORTGAGE & SOLICITORS

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

LOCAL AUTHORITY

This property falls within the geographical area of North Kesteven District Council.

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01522 694775. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our

privacy policy. More information on how we hold and process your data is available on our website <https://www.lovell.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us. For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor Building 1



Floor 1 Building 1

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app
plan

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