



Lucius Close, North Hykeham



£995 PCM

- Virtual Viewing Available
- Deposit £1148.00
- Semi Detached House in a cul de sac
- Three Bedrooms, Ensuite & Bathroom
- Lounge & Dining Kitchen
- Garden and Driveway
- Available Now
- EPC rating B



**** Virtual Viewing Available **** **THREE BEDROOM** Semi-Detached located in the popular area of North Hykeham. The accommodation comprises Entrance Hall, Lounge, WC, Dining Kitchen with appliances, Landing, Bathroom and Three Bedrooms with en-suite shower room and built in wardrobes to Bedroom One. This property is available unfurnished and externally benefits from rear garden and off street parking. Deposit £1,148.00 Call Newton Fallowell on 01522 516590.wton Fallowell on 01522 516590

Entrance Hall

11'11" x 5'0" (3.6m x 1.5m)

Door to front aspect and stairs to first floor.

Lounge

16'0" x 12'0" (4.9m x 3.7m)

Window to front aspect, radiator.

Dining Kitchen

11'10" x 15'7" (3.6m x 4.7m)

French doors and window to rear garden. Fitted with a range of wall and base units with work surface over. Fitted oven, hob and extractor hood. Radiator and wall mounted gas central heating boiler.

WC

4'0" x 5'0" (1.2m x 1.5m)

Fitted with a low level wc, wash hand basin and radiator.



Landing

Radiator.

Bedroom One

13'8" x 8'10" (4.2m x 2.7m)

Window to front aspect, radiator, built in wardrobes.

Ensuite

4'1" x 8'10" (1.2m x 2.7m)

Fitted with a low level wc, wash hand basin and shower cubicle. Radiator and extractor.

Bedroom Two

10'1" x 9'2" (3.1m x 2.8m)

Window to rear aspect and radiator.

Bedroom Three

9'9" x 6'9" (3m x 2.1m)

Window to front aspect and radiator.

Bathroom

7'3" x 6'5" (2.2m x 2m)

Window to rear aspect. low level wc, wash hand basin, panelled bath and a radiator.



Outside

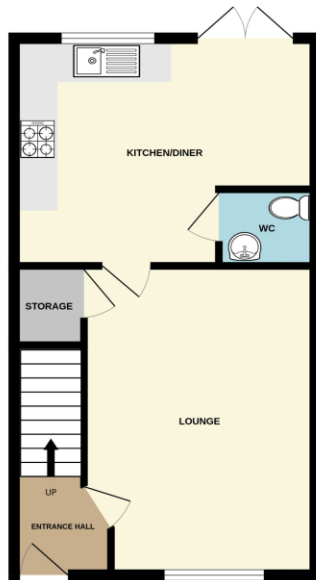
To the rear is an enclosed part paved, part laid to lawn garden. Off street parking to the side of the property.

Agents Notes

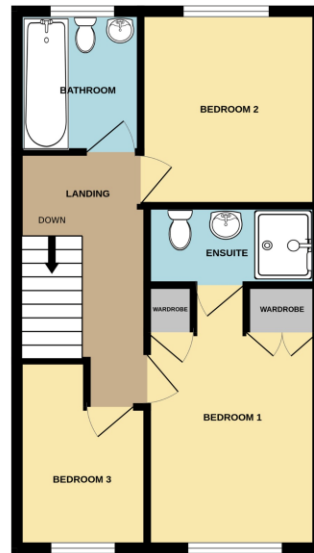
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Floorplan

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



LUCIUS CLOSE, NORTH HYKEHAM, LINCOLN, LN6 8HL

TOTAL FLOOR AREA : 868 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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