







Nero Way, North Hykeham, Lincoln

Asking Price Of £265,000

MARTIN&CO







Nero Way, North Hykeham, Lincoln

House - Detached

3 Bedrooms, 3 Bathroom

Asking Price of £265,000

- Attractive family home positioned within a quiet cul-de-sac
- Three bedrooms inc Master with Ensuite
- Extended third reception room with garden access
- Kitchen/diner
- Downstairs cloakroom
- Desirable corner position with open fields to the side
- Driveway parking for two vehicles and Single Garage
- Tax Band C
- EPC C
- Freehold

Paragraph
Occupying a desirable corner position within a peaceful cul-de-sac, this attractive three bedroom family home offers well-proportioned accommodation, versatile living space and a private, enclosed rear garden. To the side, the property enjoys an open outlook across fields, while a nearby pathway provides lovely opportunities for countryside walks. The property offers three bedrooms, three reception/living spaces, a kitchen/diner, en-suite facilities, family bathroom and downstairs cloakroom, together with a useful single garage and driveway parking for two vehicles. A particular feature of the home is the extended third reception room, which benefits from patio doors opening directly onto the garden and two Velux-style windows, creating a bright and versatile space ideal for modern family living.
The Overall Impression, this is a particularly appealing family home, combining peaceful cul-de-sac living with an open outlook, generous accommodation and versatile living space. The extended third reception room, private rear garden, three bedrooms and excellent parking and garage facilities make this a home that is well suited to modern family life.
Council Tax - Band C
Tenure - Freehold
EPC - C

To the Front
The property occupies a particularly pleasant position within the cul-de-sac, with a tarmac driveway providing off-road parking for two vehicles and leading to the single garage.The corner position provides an attractive open aspect to the side, with open fields creating a pleasant outlook. A pathway nearby also offers convenient access to lovely walks.

Entrance Hall
15'5" x 3'7"
A welcoming entrance hall with attractive wood-effect lino flooring, radiator and useful understairs storage. Doors lead through to the various ground-floor rooms.

Downstairs Cloakroom
6'2" x 3'0"
A useful downstairs cloakroom comprising a WC and corner hand wash basin, complemented by a window to the front elevation, laminate flooring and ceiling light fixture.

Lounge
15'8" x 10'10"
A comfortable main lounge with window to the front elevation, radiator and fully carpeted flooring. An electric fire provides an attractive focal point, while a ceiling light fixture completes the room.

Kitchen/Diner
17'7" x 11'0"
The kitchen/diner provides a practical and sociable space for everyday family life and entertaining. The kitchen is fitted with a range of eye and base-level units with worktops over, incorporating a sink, four-point gas hob with extractor hood above and electric oven. There is also space and plumbing for a washing machine. A window overlooks the rear, while wood-effect lino flooring, ceiling spotlights and a separate ceiling light fixture to the dining area complete the room.

Extension / Third Reception Room
14'4" x 9'4"
A superb addition to the accommodation, this versatile extended reception room provides an excellent space for a family room, dining area, playroom or home office, depending on individual requirements. The room features wood-effect lino flooring, radiator, rear-facing window and patio doors opening directly onto the private rear garden. Two Velux-style windows allow additional natural light into the room, creating a bright and welcoming space.

Landing
13'1" x 3'2"
The first-floor landing is fully carpeted and provides access to all three bedrooms and the family bathroom. There is loft access, a useful built-in cupboard and a ceiling light fixture.

Master Bedroom
10'6" x 10'6"
A generous double bedroom with a window overlooking the front elevation, radiator and fully carpeted flooring. Two fitted wardrobes provide excellent built-in storage, making this a practical and comfortable principal bedroom.

En-Suite
11'1" x 3'3"
The en-suite is fitted with a shower cubicle, WC and hand wash basin, together with a wall-mounted fitted cabinet, radiator, ceiling spotlights and lino flooring.

Bedroom Two
10'5" x 8'9"
A well-proportioned double bedroom with fully carpeted flooring, rear-facing window, radiator and ceiling light fixture.

Bedroom Three
8'6" x 6'10"
A versatile single bedroom with fully carpeted flooring, rear-facing window, radiator and ceiling light fixture. An ideal space for a child's bedroom, nursery, study or home office.

Family Bathroom
6'10" x 6'1"
The family bathroom comprises a shower cubicle, WC and hand wash basin set within a vanity unit. Further features include a window to the front elevation, radiator, wall-mounted cabinet, lino flooring and ceiling light fixture.

To the Rear
The property enjoys a private and fully enclosed rear garden, offering a lovely outdoor space for both relaxing and entertaining. The garden is predominantly paved, creating a generous seating and entertaining area which is ideal for enjoying time with friends and family. An area of lawn provides a softer garden element, with edging suitable for plants and flowers. An outside tap is also provided.

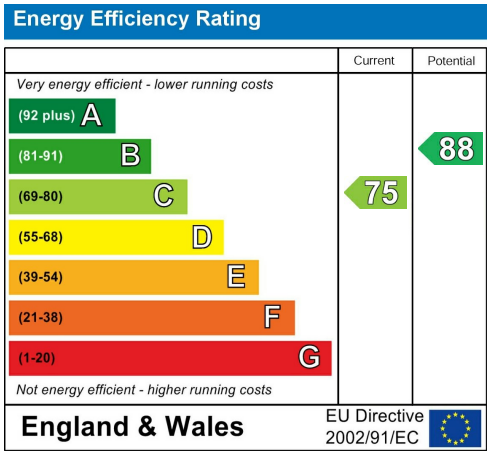
Single Garage
The single garage benefits from power and is accessed via a manual up-and-over door, providing useful additional storage and parking facilities.

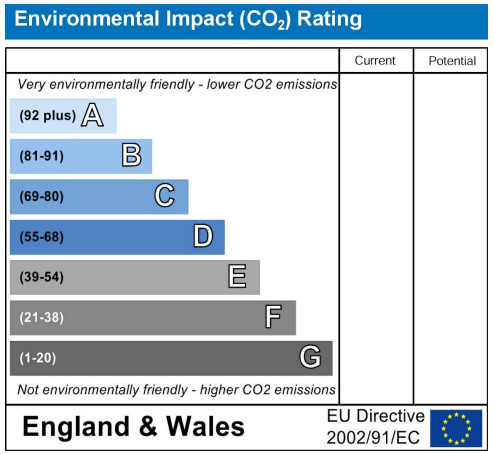
Fixtures & Fittings

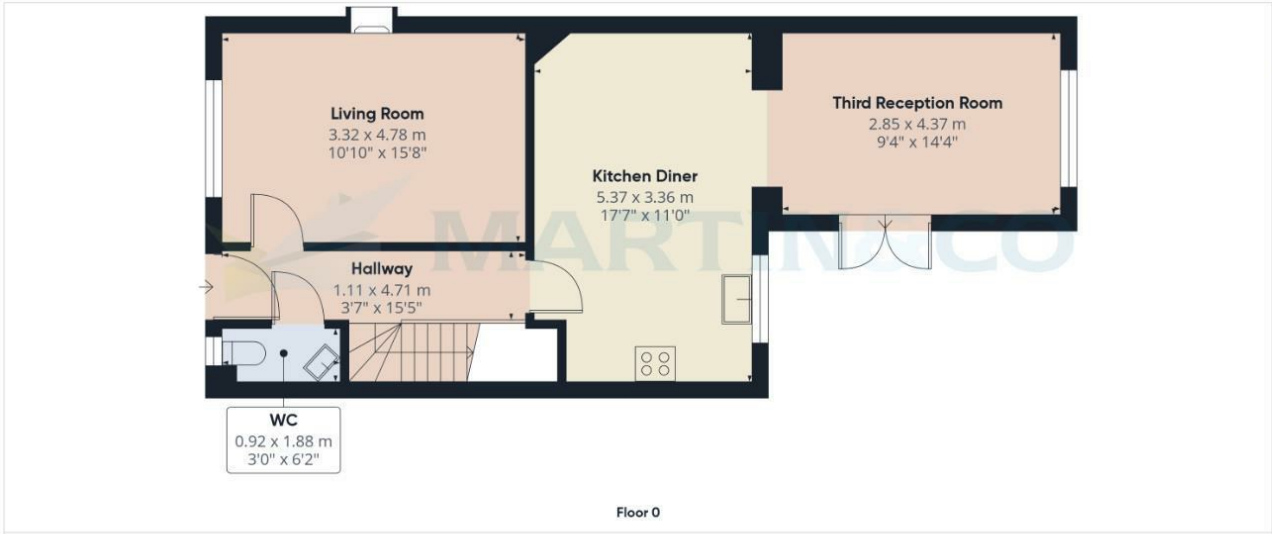
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these 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.

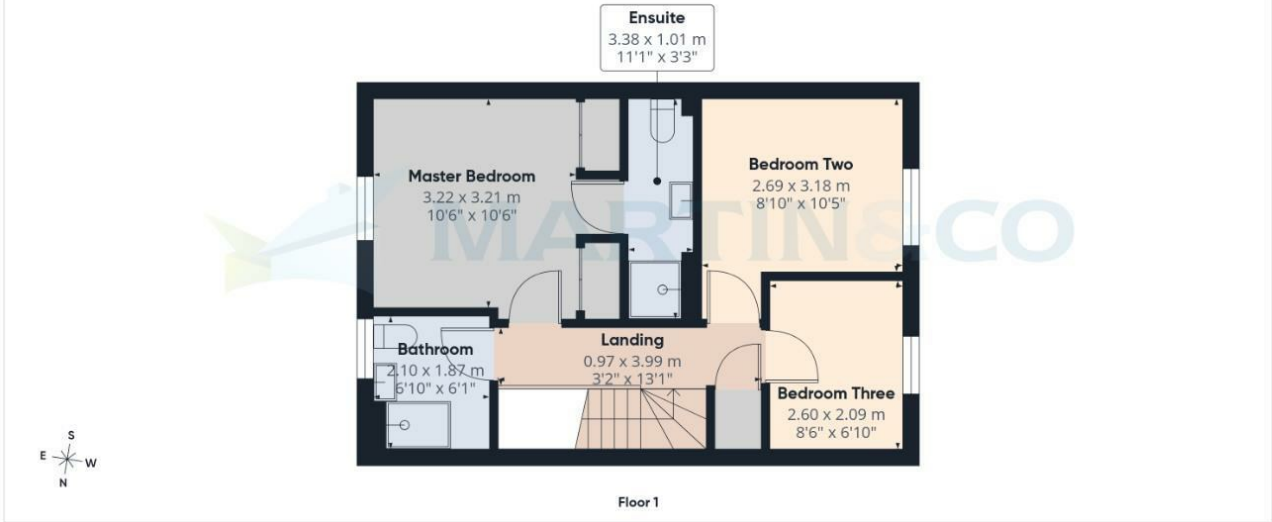












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Approximate total area(1)

95.1 m²

1024 ft²

(1) Excluding balconies and terraces

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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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, seller(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.

The Property Ombudsman