



- Three Bedroom Townhouse
- Family Bathroom & WC
- Owned Outright Solar Panels
- Being Sold With No Onward Chain!
- Modern Kitchen/Diner
- 14'10" x 11'11" Living Room
- Driveway Parking For Two Vehicles
- Call Today To View

Furnace Close, North Hykeham, LN6 9ZR
Offers in the Region Of £180,000





Starkey&Brown is delighted to present this three-bedroom terrace townhouse tucked away in a popular residential cul-de-sac on Furnace Close in the highly sought-after area of North Hykeham. The property is being sold with no onward chain and is perfect for first-time buyers, investors, or those looking for a low-maintenance property. Accommodation briefly comprises a welcoming living room with a feature media wall leading into a modern kitchen diner with patio doors opening onto the rear garden and a ground-floor WC. Rising to the first floor are two generous double bedrooms and a modern family bathroom. The second floor occupies an impressive master bedroom benefitting from useful over stairs storage cupboard. Externally, there is a low-maintenance rear garden with stone and patio seating areas. To the front of the property, there is a tarmac driveway with parking for two vehicles. There are 16 owned outright solar panels completed with a battery in the loft, helping to improve the property's energy efficiency and running costs. Further benefits of the property include gas central heating and fully uPVC double-glazing throughout. Furnace Close is near local amenities, these include schooling, supermarkets, doctors' surgery, Hykeham train station, and excellent transport links into Lincoln city centre and the A46 bypass. Council tax band: B. Leasehold.



uPVC composite door leading into:

Living Room

14' 10" x 11' 11" (4.52m x 3.63m)

Having a uPVC double-glazed window to the front aspect, laminate flooring, a radiator, fuseboard, media wall with storage, an electric fireplace, and an understairs storage cupboard. Access to:

Hall

Having a staircase rising to the first floor. Access to:

Kitchen Diner

11' 11" x 8' 10" (3.63m x 2.69m)

Having a range of base and eye level units with countertops, space and plumbing for a fridge freezer, space and plumbing for a dishwasher, and a washing machine. All white goods can be included in the sale, a stainless steel sink with mixer tap, a uPVC double-glazed window to the rear, French doors leading to the rear, and a radiator.

WC

Having a low-level WC, a wash hand basin, and a radiator.

First Floor Landing

Carpeted, staircase to the second floor, a radiator. Access to:

Bedroom 2

11' 11" x 10' 5" (3.63m x 3.17m)

Having two uPVC double-glazed windows to the front aspect, carpeted, and a radiator.

Bedroom 3

11' 11" x 8' 10" (3.63m x 2.69m)

Having a uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

Bathroom

Three-piece suite comprising a panelled bath with overhead shower, a wash hand basin, a low-level WC, a frosted double-glazed window to the side aspect, partially tiled walls, vinyl flooring, a radiator and an extractor fan.

Second Floor Landing

Storage cupboard and carpeted. Access leading to:

Bedroom 1

19' 4" x 8' 6" (5.89m x 2.59m)

Three uPVC Velux windows, two to the front and one to the rear. Carpeted, a radiator, overstairs storage cupboard and loft access - boarded and houses the battery for solar panels.

Outside Front

Tarmac driveway with parking for two vehicles. Side access to the rear aspect.

Outside Rear

Fully fenced, patio seating area, and a stone-laid garden area.

Agents Note

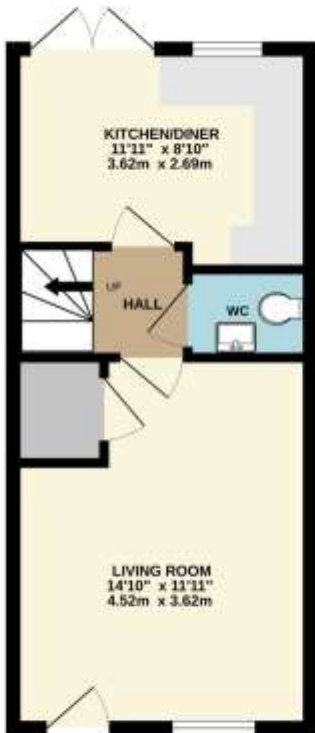
The property is leasehold. 980 remaining on the lease. Ground rent is approximately £200 annually, and service charges are approximately £150 annually.

Agents Note 1

There are 16 solar panels. Owned outright, battery in the loft. Please contact Starkey&Brown for more information.



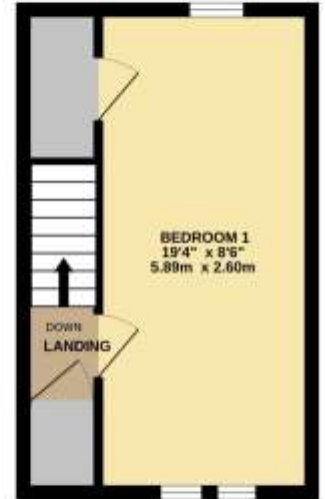
GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



2ND FLOOR
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA: 868 sq.ft. (80.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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