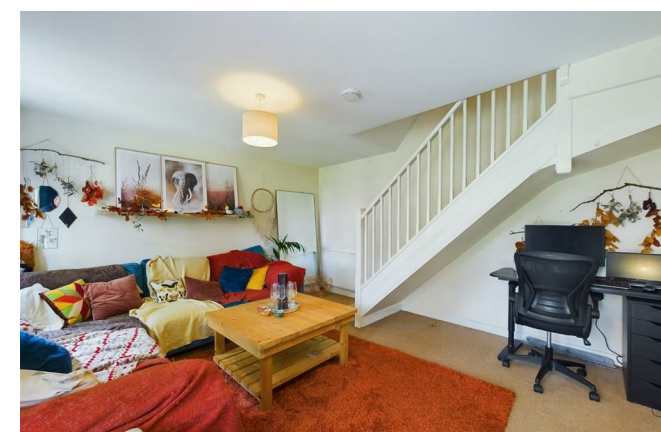




**Arvina Close, North Hykeham,
Lincoln**
Asking Price £170,000



Arvina Close, North Hykeham,
Lincoln

House - Terraced

2 Bedrooms, 1 Bathroom

Asking Price £170,000

- INVESTOR BUYERS ONLY
- Two Double Bedrooms
- Fitted Kitchen
- Private, Low-Maintenance Rear Garden
- Off Road Parking for Two Vehicles
- Tenure - Freehold
- EPC - C
- Council Tax Band - A

Investor Buyers Only - Tenant In Situ

This well-presented two-bedroom home offers comfortable, practical living space with the added benefit of allocated parking and a secure, low-maintenance garden – perfect for busy professionals or those wanting manageable outdoor space without the upkeep.

A versatile property combining affordability, practicality, and investment appeal.



Description
Investor Buyers Only - Tenant In Situ

This well-presented two-bedroom home offers comfortable, practical living space with the added benefit of allocated parking and a secure, low-maintenance garden – perfect for busy professionals or those wanting manageable outdoor space without the upkeep.

North Hykeham is situated to the south of the city, benefitting from a range of amenities including schooling of all ages, supermarkets, doctors surgery, shops and much more. Regular bus service operates into Lincoln city centre with road and rail links also nearby.

Please note, the marketing photos used are prior to the current letting.

- Entrance Hall
4'10" x 6'3"
Composite front door leading into the hallway with carpet flooring, pendant light fitting, radiator, and useful storage cupboard.
- Cloakroom
2'9" x 6'2"
Comprising low level WC, pedestal basin, tiled flooring, uPVC front-facing window, radiator, and consumer unit.
- Kitchen
8'0" x 6'6"
Fitted with base and eyelevel units, tiled flooring, gas hob with electric oven and extractor above, uPVC rear-facing window, and wall mounted CO2 alarm. Ideal heat only boiler housed neatly within a cupboard. Ceiling light fitting installed.



Lounge Diner
14'10" x 12'11"
Spacious and bright living area with carpet flooring, two radiators, two pendant light fittings, uPVC rear window, and uPVC patio doors opening onto the garden. Stairs leading to the first floor with practical storage space beneath and a fitted smoke alarm.

Landing
6'5" x 3'4"
Carpet flooring, loft hatch access, pendant light fitting, and fitted smoke alarm.

Bedroom
8'1" x 12'10"
Double bedroom with carpet flooring, radiator, pendant light fitting, uPVC window to the rear and fitted wardrobes.

Bathroom
6'7" x 5'10"
Modern suite including low level WC, pedestal basin, chrome ladder-style radiator, globe light fitting. Vortice extractor fan, bath with separate taps and mixer shower above, tiled splash areas. Vinyl flooring, and uPVC rear-facing window.

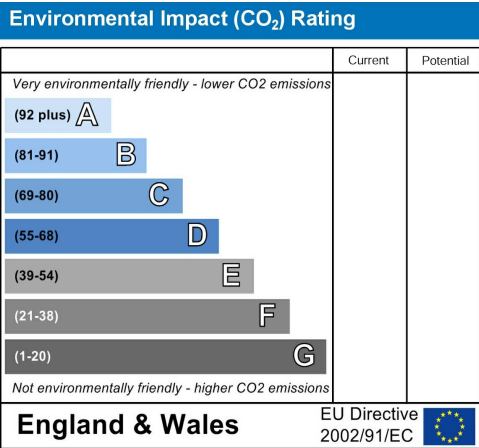
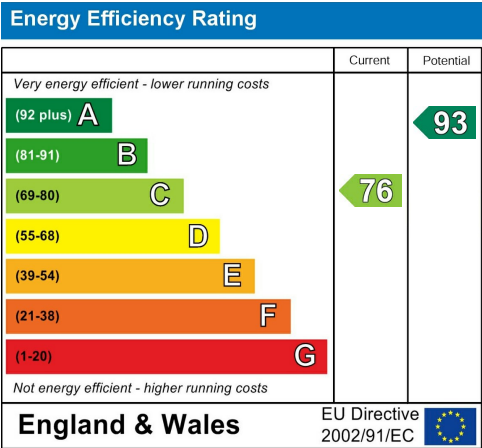
Bedroom
7'11" x 10'9"
Well proportioned bedroom featuring carpet flooring, radiator, pendant light fitting, built in wardrobe. uPVC rear facing window and additional storage cupboard housing the water tank.

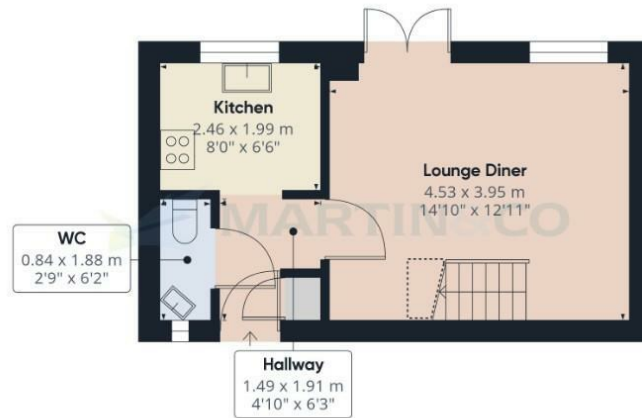
Outside
Rear Garden
Secure and low maintenance garden mainly laid to lawn with a patio area directly off the living room, pergola feature, outside tap. Shed with fitted security light and gated access leading to the parking area.

Parking
Two allocated parking spaces located to the rear of the property.

Front Aspect
Shared step access to the entrance with both electric and gas meters positioned to the left of the front door, complemented by a neat slate gravelled frontage.

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.





Floor 0



Floor 1

Approximate total area⁽¹⁾

52 m²
559.72 ft²

Reduced headroom

1.37 m²
14.79 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>

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, sellers(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.