



**Fox Covert, South Hykeham, Lincoln**

**Asking Price £247,500**

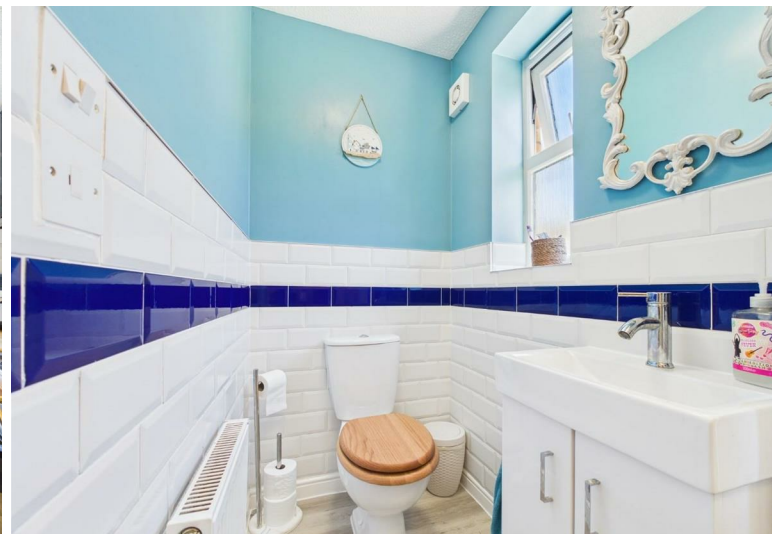


Fox Covert, South Hykeham,  
Lincoln

House - Semi-Detached  
4 Bedrooms, 1 Bathroom

Asking Price £247,500

- Four Bedroom Family Home
- Modern Fitted Kitchen and Bathroom
- Landscaped Rear Garden
- Flexible Living
- Driveway Parking
- Tenure - Freehold
- EPC Rating - C
- Council Tax Band - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

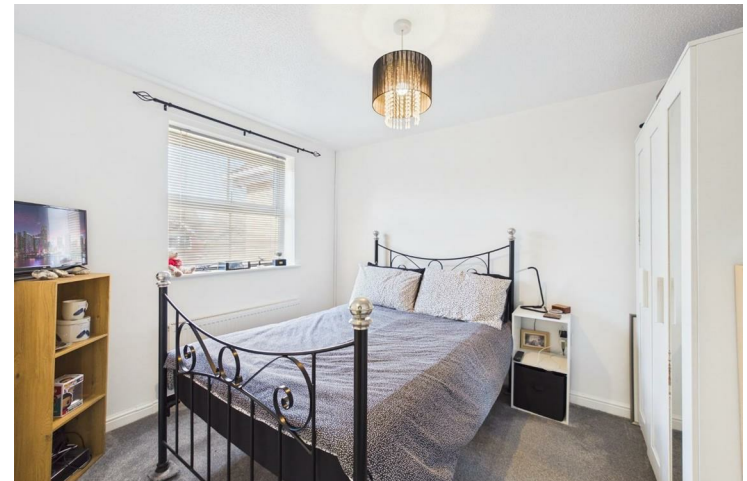
Four bedroom semi-detached family home positioned within a cul-de-sac setting in South Hykeham. Immaculately presented with a modern kitchen and bathroom plus a landscaped rear garden. Flexible living with bedrooms to the ground and first floors. Property should be considered a must view! This property internally comprises of an entrance hall, living room, modern fitted kitchen, cloakroom, store room and ground floor bedroom plus three further bedrooms and a family bathroom to the first floor. Externally offering driveway parking and a landscaped rear garden.

South Hykeham is situated to the south of the city, neighbouring North Hykeham, 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.

EPC Rating - C  
Council Tax Band - B  
Tenure - Freehold

Entrance Hall  
Partially glazed composite front door, carpet flooring, radiator, light fitting, mains consumer unit and stair rising to the first floor.



Living Room  
16'9" x 11'3" (max measurements).  
PVC window to the front, carpet flooring, light fitting and a radiator.

Kitchen Diner  
11'3" x 9'10"  
Modern high gloss base and eye level units with a solid oak work surface, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven, gas hob with extractor over, integrated dishwasher plus space and plumbing for a washing machine with further space for a fridge freezer. PVC rear window, radiator, light fittings, vinyl flooring and the wall mounted Baxi boiler with controls below.

Hall  
Double glazed aluminium clad rear door, vinyl flooring and a light fitting.

Cloakroom  
4'4" x 3'5"  
Low level WC, vanity wash basin, PVC rear window, wood effect laminate flooring, radiator, light and extractor.

Store Room  
8'4" x 3'0"  
Wood effect laminate flooring and a pendant fitting.

Bedroom  
13'2" x 8'4"  
PVC front window, wood effect laminate flooring, pendant fittings and a radiator.

Stairs / Landing  
Carpet flooring, side PVC window, pendant fitting, access to the partially boarded loft via a fitted pull down ladder and a shelved airing cupboard housing the hot water cylinder.

Bedroom  
10'10" x 8'8"  
PVC window to the front, carpet flooring, pendant fitting and a radiator.

Bedroom  
10'1" x 7'1" (max measurements).  
PVC window to the rear aspect, carpet flooring, pendant fitting, radiator and recess for a wardrobe.

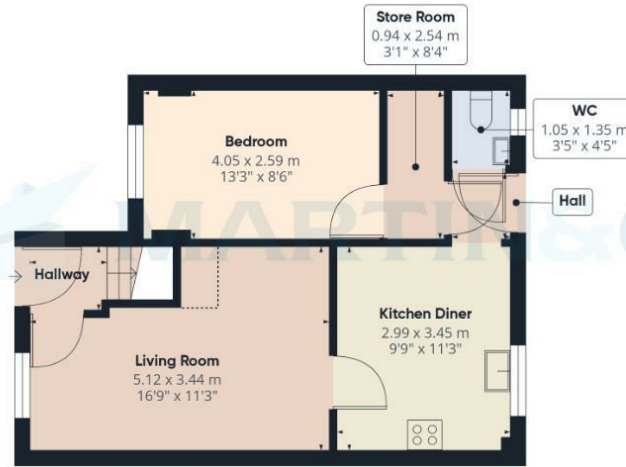
Bathroom  
6'11" x 6'3"  
Low level WC, vanity wash basin and a P shaped bath with mains thermostatic rainfall shower over and separate handheld body sprayer. PVC rear window, vinyl flooring, heated towel rail, light fitting and extractor.

Bedroom  
17'0" x 8'1" (measured to the fitted wardrobes).  
PVC front window, carpet flooring, pendant fitting, radiator, eaves storage and fitted wardrobes.

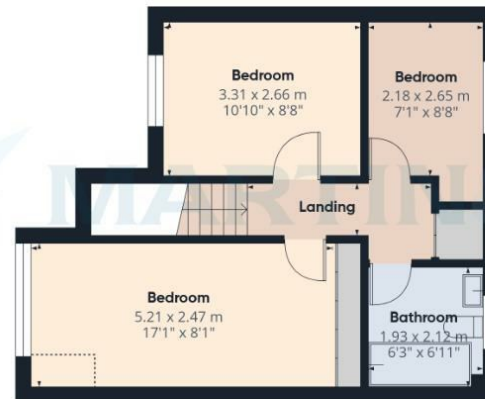
Outside  
To the front is a gravelled garden with paved access to the entrance, a gravelled driveway suitable for off road parking and gated access to the side giving access to the rear garden.  
The rear boasts a beautiful landscaped garden, fully enclosed, to include an artificial lawn for low maintenance with gravelled borders, porcelain patio area and a rear decked seating area beneath the pergola. Further benefitting from lighting and a water supply, with a garden shed to be included within the sale.

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<sup>(1)</sup>**

80.9 m<sup>2</sup>  
873 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Martin & Co Lincoln Lettings**  
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW  
01522 503727 . [lincoln@martinco.com](mailto: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.