

**FOR SALE**



**Broadway, North Hykeham**  
**Asking Price Of £165,000**

  
**MARTIN & CO**



## Broadway, North Hykeham

2 Bedrooms, 1 Bathroom

Asking Price Of £165,000

- Semi Detached Bungalow
- Two Bedrooms
- Modern Kitchen and Shower Room
- Private Rear Garden
- Driveway Parking

Two bedroom semi-detached bungalow situated on Broadway in North Hykeham within walking distance to many local amenities. Comprising of an entrance porch, lounge, kitchen, two bedrooms and a shower room. Driveway parking, private rear garden and further benefitting from no onward chain.

The property is close to amenities including The Forum shopping precinct and further large supermarket chains plus schooling of all ages. North Hykeham benefits from road and rail links to include public transport available into the city centre.

PORCH PVC entrance door, carpet flooring, radiator, pendant fitting and a cupboard housing the mains consumer unit and electric meter.

LOUNGE 15' 11" x 12' 1" (4.858m x 3.699m) PVC double glazed window to the front aspect, light fitting, carpet flooring, radiator and electric feature fire with hearth.



**KITCHEN** 10' 7" x 6' 2" (3.233m x 1.885m) Base and eye level units with roll edge work surfaces and a breakfast bar, tiled splash back and inset stainless steel sink and drainer. Integrated electric oven, gas hob with extractor over plus space and plumbing for a washing machine with further space for a freestanding fridge freezer. Laminate flooring, light fitting, PVC double glazed side door and window plus an integral storage cupboard.

**HALL** Carpet flooring, wall mounted digital thermostatic control and loft hatch access housing the combination boiler, ladder and lighting.

**BATHROOM** 6' 0" x 5' 11" (1.836m x 1.824m) Three piece suite comprising of a WC with concealed cistern, vanity sink and curved mains shower cubicle. Fully tiled room, PVC double glazed window to the side aspect, light fitting and a heated towel rail.

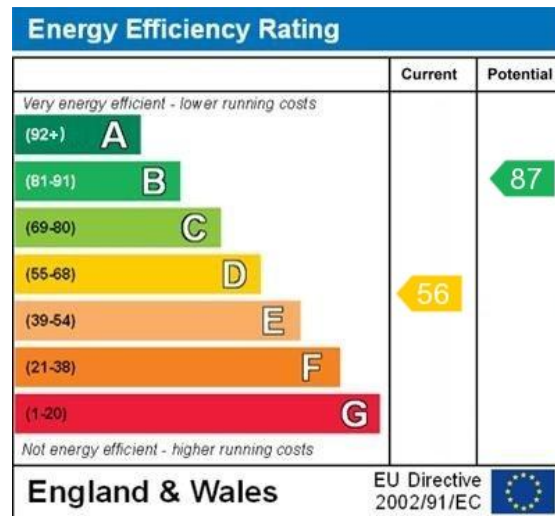
**MASTER BEDROOM** 15' 2" x 9' 1" (4.629m x 2.794m) Carpet flooring, pendant fitting, radiator, integral storage cupboard and PVC French doors to the rear aspect.

**BEDROOM** 10' 3" x 9' 2" (3.131m x 2.806m) Carpet flooring, pendant fitting, radiator and PVC double glazed window to the rear aspect.



OUTSIDE To the front is a block paved driveway for off road parking and a gravelled area. The rear is a private garden mainly laid to lawn with a patio area, extended parking beyond the front gates, water supply and a shed is 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.



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## Ground Floor



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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, 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.