



## 93 Vespasian Way

North Hykeham, Lincoln, LN6 9ZZ

**£165,000**

An immaculately presented two bedroomed town house situated in this quiet Cul de sac location within the popular residential development of Manor Fields in North Hykeham. The property has been tastefully decorated and immaculately up-kept by the current owner and has living accommodation briefly comprising of Hallway, WC, Open Plan Living Kitchen Dining and First Floor Landing leading to two Bedrooms, one with fitted wardrobes, and a Shower Room. Outside there is parking for two vehicles. The property further benefits from a larger than average lawned garden which is accessed from the parking area to the front of the property. Viewing of the property is essential.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – B.**

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Leaving Lincoln south along Newark Road and travelling through North Hykeham, turn left onto Tiber Road and proceed along Tiber Road. Turn left onto Vespasian Way where the property can be located on the right hand side, behind the numbers of 91 and 95.

**LOCATION**

The property is well located within the popular residential area of North Hykeham which is located South West of Lincoln. The property is close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.



## ACCOMMODATION

### HALLWAY

With double glazed external door to the front elevation, laminate flooring and radiator.

### W.C

With vinyl flooring, low level WC, wash hand basin with tiled splashbacks and radiator.

### OPEN PLAN LIVING KITCHEN DINING

16' 6" x 16' 6" maximum (5.03m x 5.03m) , with UPVC double glazed windows to the side and front elevations, stairs to the first floor and two radiators.

Kitchen area has a range of wall, base units and drawers with work surfaces over with matching upstand, stainless steel sink unit and drainer, integral oven, four ring gas hob with extractor fan over, tiled splashbacks, integral fridge freezer and integral washing machine.

### FIRST FLOOR LANDING

With radiator, access to roof void and airing cupboard housing the gas fired central heating boiler.

### BEDROOM 1

12' 7" x 8' 5" (3.84m x 2.57m) , with UPVC double glazed windows to the front and side elevations, fitted wardrobe, radiator and over stairs storage cupboard.



### BEDROOM 2

7' 9" x 6' 8" (2.36m x 2.03m) , with UPVC double glazed window to the front elevation and radiator.



### SHOWER ROOM

6' 9" x 4' 6" (2.06m x 1.37m) , with vinyl flooring, suite to comprise of low level WC, wash hand basin with tiled splashbacks and walk-in shower cubicle with tiled surround, radiator and extractor fan.

### OUTSIDE

To the front of the property there is a blocked paved area providing off road parking for two vehicles and a gate leads to the generous sized lawned garden which is detached from the property to the side of the parking spaces (see Ariel plans).





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### Ground Floor

Approx. 25.3 sq. metres (272.2 sq. feet)



### First Floor

Approx. 24.7 sq. metres (265.9 sq. feet)



**Total area: approx. 50.0 sq. metres (538.1 sq. feet)**

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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