

FOR SALE



Baildon Crescent, North Hykeham
Asking Price Of £250,000


MARTIN&CO



Baildon Crescent, North Hykeham

3 Bedrooms, 1 Bathroom

Asking Price Of £250,000

- Extensively Refurbished
- Fitted Kitchen with Appliances
- New Gas Central Heating System and Electrical Rewire
- Luxury Four Piece Bathroom
- Home Network Ready CAT5 Wired
- Driveway Parking
- Single Garage
- Traditional Bay Fronted Home
- South West Rear Garden
- No Onward Chain



Bay fronted semi-detached three bedroom family having undergone a full extensive refurbishment throughout and is ideally situated in the sought after location of North Hykeham with plentiful amenities being within walking distance. No onward chain.

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.

ENTRANCE HALL Composite entrance door, tiled flooring, spot lit ceiling, radiator and an under stairs storage cupboard. Stairs rising to the first floor.

LOUNGE 14' 9" x 14' 5" (4.518m x 4.403m) measured into the bay PVC bay window to the front aspect, carpet flooring, radiator, ceiling and wall lighting.

KITCHEN / DINER 21' 7" x 9' 0" (6.601m x 2.747m) Base and eye level units with tiled splashbacks and under cupboard lighting, slimline worksurfaces with an undermount stainless steel sink and drainer grooves inset. Integrated Lamona appliances to include an electric oven, microwave, hob and extractor over, washing machine, dishwasher and a fridge freezer. PVC double glazed French doors and a window to the rear aspect plus a further PVC door to the side, tiled flooring, radiator and a spot lit ceiling. The Ideal combination boiler complete with a 10yr guarantee is housed to include a wireless thermostatic control. Storage cupboard houses the mains consumer unit and electric meter.

STAIRS / LANDING Carpet flooring, PVC window to the side aspect, pendant fitting and access to the loft housing light and power.

BATHROOM 9' 0" x 5' 5" (2.753m x 1.663m) Fully tiled room with a four piece suite comprising of a low level WC, vanity sink, panel bath with shower head and hose attachment plus a mains fed walk in shower cubicle with a luxury rainfall showerhead and handheld shower head sprayer. Heated towel rail, PVC window to the rear, spot lit ceiling and extractor.

BEDROOM 12' 2" x 10' 5" (3.725m x 3.190m) PVC window to the rear aspect, carpet flooring, radiator and a pendant fitting.

BEDROOM 14' 0" x 12' 2" (4.284m x 3.732m) measured into bay PVC bay window to the front aspect, carpet flooring, radiator and a pendant fitting.

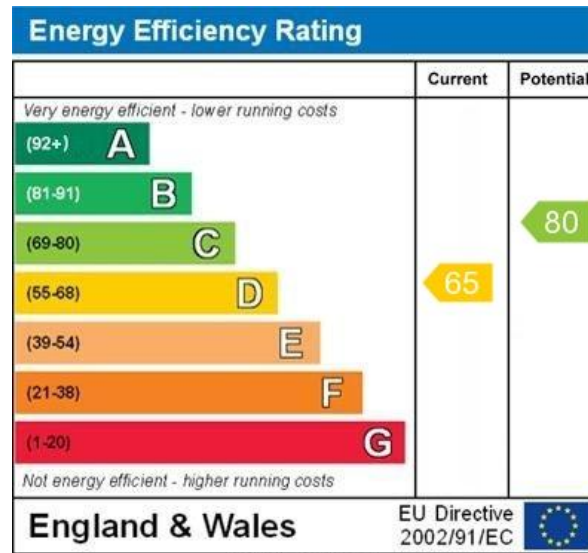
BEDROOM 9' 2" x 7' 10" (2.814m x 2.406m) PVC window to the front aspect, carpet flooring, radiator and a pendant fitting.



GARAGE 13' 10" x 8' 3" (4.217m x 2.529m) Remote controlled roller door to the front plus a personnel door to the side, light and power.

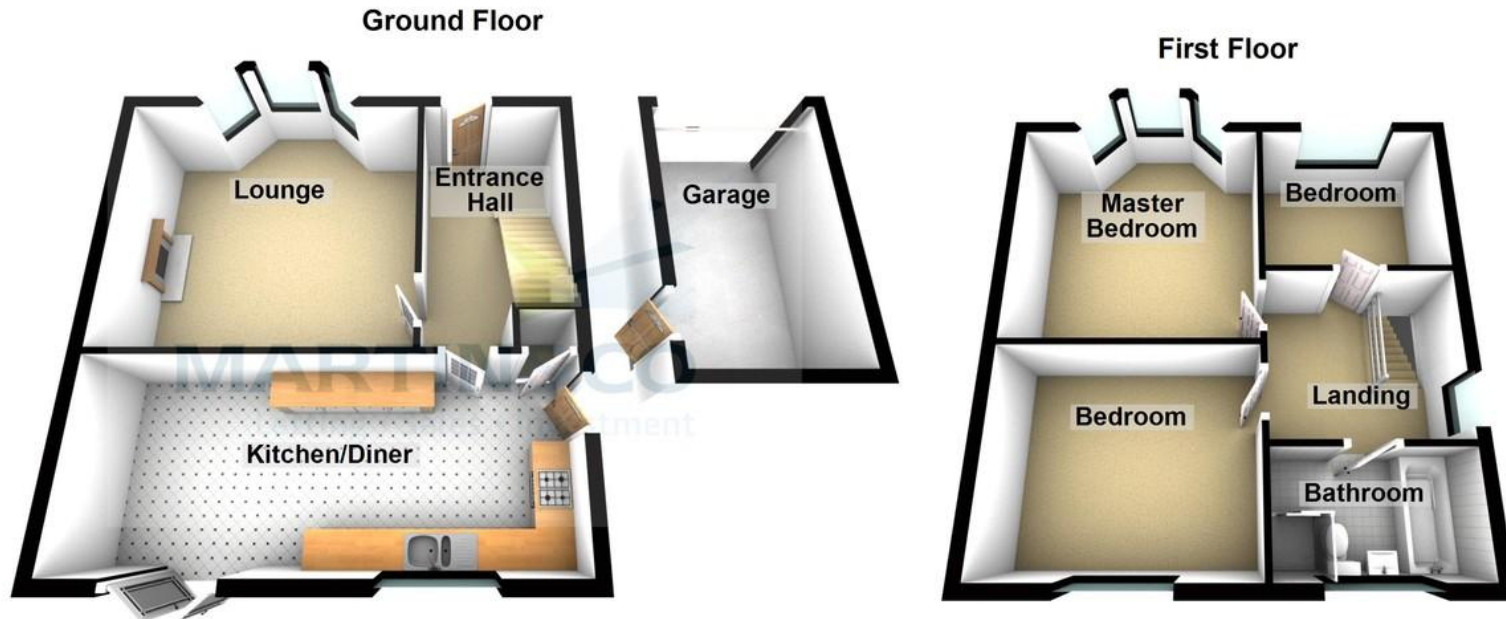
OUTSIDE To the front is a curved paved driveway with laid lawn and planted borders, lighting and rain canopy. The rear boasts a south west facing garden being mainly laid to lawn with a patio area and pathways. Water supply, lighting and a double power socket.

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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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.