

**FOR SALE**



**Cherry Tree Close, North Hykeham**  
**Asking Price Of £205,000**

  
**MARTIN & CO**





## Cherry Tree Close, North Hykeham

3 Bedrooms, 1 Bathroom

Asking Price Of £205,000

- Semi-Detached Home
- Conservatory
- Driveway Parking
- Detached Garage
- Good Sized Plot

Three bedroom semi-detached home occupying a generous plot and would benefit from modernisation. This property benefits from no onward chain and is nestled within a quiet cul-de-sac in the desirable North Hykeham area being close to schooling of all ages and local amenities.

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.

PORCH 7' 5" x 4' 2" (2.282m x 1.281m) Carpet flooring, window to the front aspect and a wooden side entrance door.

LOUNGE 18' 3" x 12' 0" (5.582m x 3.663m) max measurements. Glazed entrance door and side panel, carpet flooring, two pendant fittings, radiator, secondary glazed window to the front, Drayton thermostatic control and stairs rising to the first floor.



**KITCHEN/DINER 18' 3" x 11' 5"** (5.566m x 3.485m) max room measurements. Base and eye level units with roll edge worksurfaces, tiled splashback and inset stainless steel sink and drainer. Integrated oven, gas hob and extractor over plus a fridge and space with plumbing for a washing machine. Carpet flooring, fluorescent and pendant lighting, secondary glazing windows to the rear and a glazed door, radiator, floor standing Glow worm gas fired boiler with an under stairs cupboard housing the gas meter.

**CONSERVATORY 11' 6" x 7' 10"** (3.514m x 2.400m) Part brick, part PVC construction with wall lighting, radiator and door leading to the garden.

**STAIRS / LANDING** Carpet flooring, secondary glazed window to the side, loft hatch access, pendant fitting and an airing cupboard housing the water cylinder and controls.

**BATHROOM 7' 11" x 5' 6"** (2.419m x 1.686m) WC, vanity sink and panel bath with shower head and hose attachment. Carpet flooring, two light fittings, secondary glazed window to the rear aspect and a radiator.

**BEDROOM 10' 4" x 10' 0"** (3.165m x 3.067m) Secondary glazed window to the rear aspect, carpet flooring, pendant fitting and a radiator.

**BEDROOM 13' 4" x 10' 0"** (4.071m x 3.049m) Secondary glazed window to the front aspect, carpet flooring, pendant fitting and a radiator.

**BEDROOM 8' 10" x 8' 0"** (2.709m x 2.440m) Secondary glazed window to the front aspect, carpet flooring, pendant fitting, radiator and a storage cupboard.

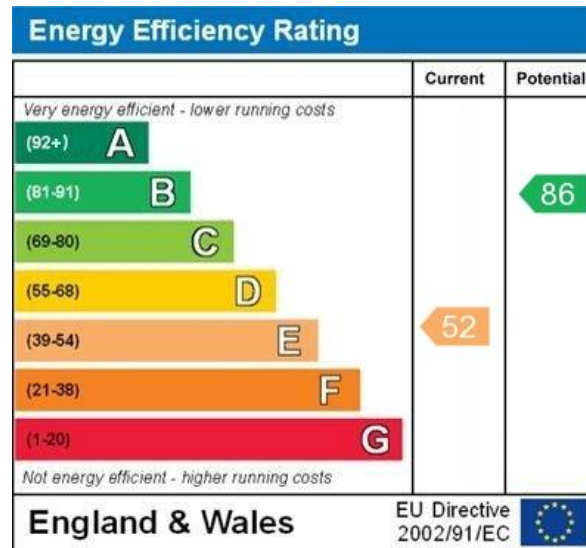




GARAGE 19' 11" x 9' 2" (6.074m x 2.802m)  
approximate measurements.

OUTSIDE To the front boasts a long concrete driveway with gravel and mature shrub borders. The rear offers a mature garden being mainly laid to lawn with trees and shrub borders, water supply and a shed.

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.

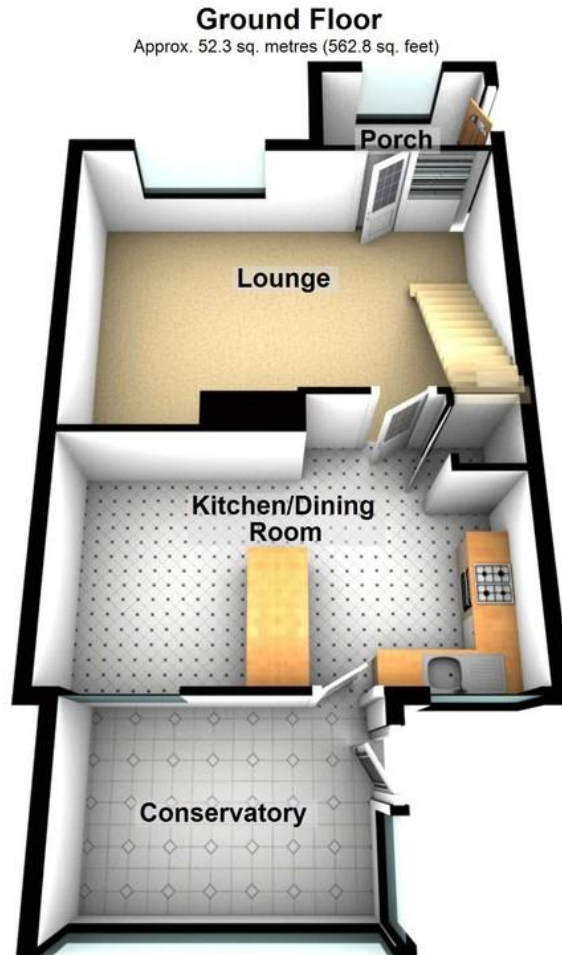


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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including 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.