

FOR SALE



Mendip Avenue, North Hykeham, Lincoln
Asking Price Of £249,950

MARTIN&CO



Mendip Avenue, North

Hykeham, Lincoln

3 Bedrooms, 2 Bathrooms

Asking Price Of £249,950

- **Detached Three Bedroom Bungalow**
- **Corner Plot Aspect**
- **Desirable Location**
- **Master Bedroom with Ensuite**
- **Kitchen and Utility**

DESCRIPTION VIEWINGS AVAILABLE FOR THOSE IN A POSITION TO ACT QUICKLY

A well-presented and maintained Detached Three Bedroom Extended Bungalow, Architecturally Designed, occupying a Corner Plot and refurbished to a high standard. The Master Bedroom with en-suite and adjacent bedroom could provide independent accommodation.



The property has LED Lighting throughout. A separate Bathroom with Wash Hand Basin and WC. A Fitted Office for working from home. Access to the front door is via a gravelled 12ft wide driveway, and together with the Bungalow's extra gravelled parking to the right-hand side, there is ample room for two large vehicles. Double steel-framed hardwood gates at the end of the drive give access to a secure utility yard with two sheds and another entrance to the property. To the left-hand side of the Bungalow, outside the Living Room French Windows, is an approx. 35ft (10.5m) x 11ft (3.3m) low maintenance secluded courtyard garden.

LOCATION: The ever-popular town of North Hykeham lies just off the A46 by-pass, providing access to the Vibrant City of Lincoln and the Market Town of Newark - both of which have Fast Bullet Trains to London as well as local work opportunities. The government has pledged even further investments for the area. North Hykeham's Train Station is only a short drive. A Regular City Bus Service stops a couple of minutes away, and two Co-op's, a pub, restaurant and takeaways are within walking distance. Nearby are various other local amenities, including doctors, hospitals, dentists, retail parks, superstores, fast food outlets, leisure centres, pubs/restaurants, and schools. Transport links should be independently verified.

ENTRANCE HALL Tiled flooring, designer vertical radiator, light fitting, consumer unit, storage cupboard plus loft hatch access with part boarding, pull-down loft ladder and light fitting.

MASTER BEDROOM 13' 10" x 10' 3" (4.235m x 3.137m) measured into the bay Box bay double-glazed window to the front aspect, tiled flooring and skirting, radiator and light fitting.

ENSUITE Fully tiled room with wall mounted sink, low-level WC, mains fed shower cubicle, light and extractor, heated towel rail, plus skylight.

BEDROOM 8' 9" x 8' 1" (2.681m x 2.487m) Double-glazed window to the front aspect, tiled flooring and skirting, radiator, and light fitting. The room is currently used as a walk-in wardrobe.

BEDROOM 10' 11" x 10' 3" (3.350m x 3.131m) Laminate flooring with a designer vertical radiator. Double-glazed window to the side aspect. Light fitting and double doors - could be used as a dining room.



SEPARATE BATHROOM Fully tiled room with low-level WC, sink and pedestal, bath with shower head and hose. Double-glazed window to the side aspect plus radiator, light, and extractor.

LIVING ROOM 14' 0" x 11' 0" (4.277m x 3.376m) max measurements Double glazed French doors leading to, and looking out at, a secluded courtyard garden plus double-glazed window to the rear, tiled flooring, light fitting, and a radiator.

FITTED OFFICE 8' 8" x 7' 8" (2.664m x 2.361m) Tiled flooring, skylight and light fitting, radiator, plus fitted office furniture.

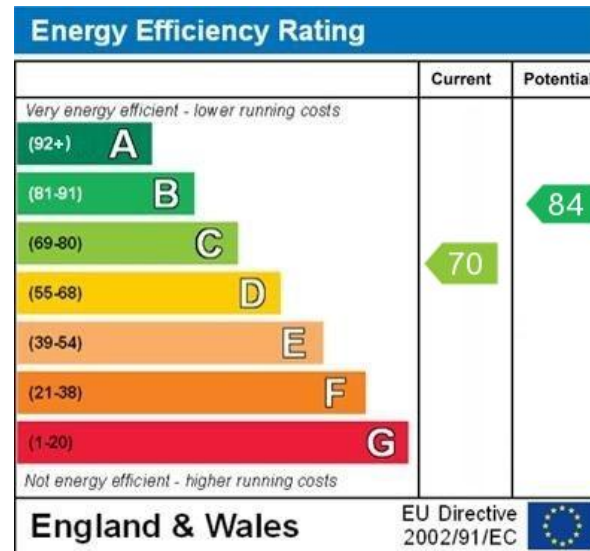
KITCHEN/DINER 14' 0" x 7' 11" (4.272m x 2.430m) Base and eye level units with a roll edge worktop. A stainless-steel sink with complementary tiled splashback and under counter space, including plumbing for a dishwasher. Space for electric oven with overhead extractor fan; space for table and chairs and three (optional, free of charge) free-standing bespoke storage units. Radiator, double glazed window to the rear aspect, part tiled walls, tiled flooring, and gas point.

SECOND KITCHEN/UTILITY ROOM 10' 9" x 7' 11" (3.298m x 2.417m) Base and eye level units. Roll edge worktop, under counter space, including plumbing for a washing machine, vent for tumble dryer, space for fridge freezer, tiled splashback and tiled flooring. Inset sink and drainer, radiator, loft hatch, wall extractor and Viessmann boiler. Double-glazed window to the rear aspect with door to the front leading to the gated, secure utility yard.

OUTSIDE Access to the front door is via a 12ft wide driveway, with extra parking to the right-hand side. These areas can easily accommodate two large vehicles. At the foot of the main drive is a set of double steel-framed hardwood gates providing access to a secure utility yard housing two sheds, an outside tap, and a PowerPoint. To the left-hand side of the property is an approx. 35ft (10.5m) x 11ft (3.3m) low maintenance secluded courtyard garden with patio and seating enclosed by mature borders. Outside tap, PowerPoint, Lighting, and Side Gate.

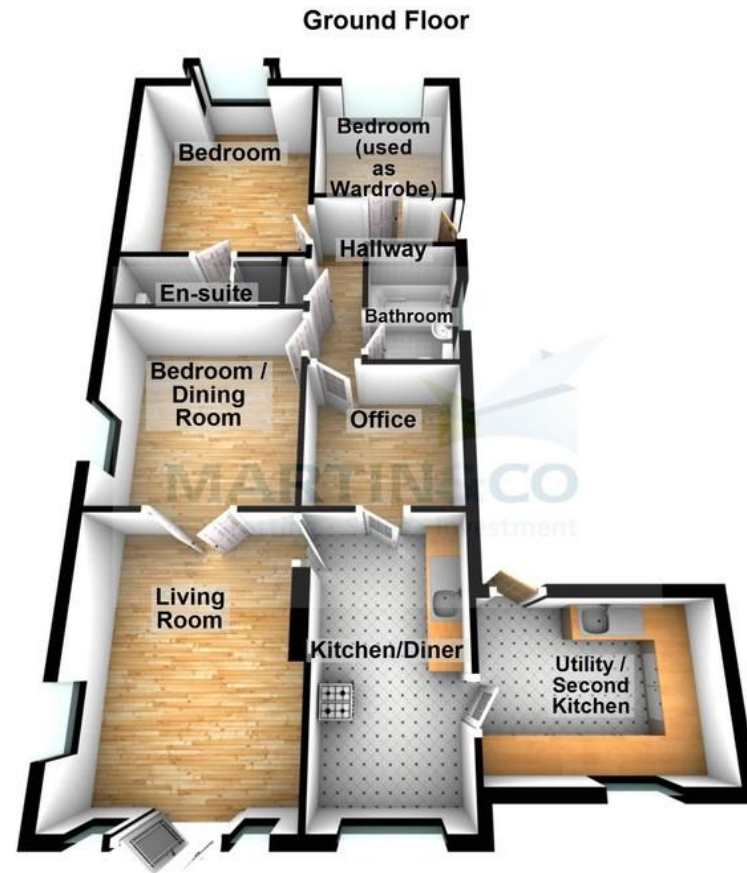
FIXTURES & FITTINGS Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements 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.

Measurements are approximate and should be independently verified.



WWW.EPC4U.COM





Martin & Co Lincoln

33 The Forum • North Hykeham • Lincoln • LN6 8HW
 T: 01522 503727 • E: 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.