

FOR SALE



Middle Street, North Hykeham, Lincoln
Guide Price £220,000-£230,000


MARTIN & CO



Middle Street, North Hykeham, Lincoln

2 Bedrooms, 1 Bathroom

Guide Price Of £220,000 - £230,000

- Detached Bungalow
- Popular Location
- Large Double Garage
- Driveway Parking
- Generous Plot
- Potential to Further Extend (STPP)
- Modern Combination Boiler
- No Onward Chain

Two bedroom detached bungalow occupying a generous plot to include a 29 ft long double garage. The property would require modernisation but offers the opportunity for further extension (STPP). Internally comprising of a porch, hall, lounge, two bedrooms, dining area and kitchen. No onward chain.



North Hykeham is situated to the south of Lincoln, benefitting from local schooling and amenities plus easy access to the A46 bypass.

PORCH Wooden entrance door, tiled flooring and a further glazed wooden door into the hall.

HALL Carpet flooring, pendant fitting, radiator, Honeywell thermostatic control and access to the loft.

BEDROOM 8' 11" x 8' 7" (2.718m x 2.631m) PVC window to the front aspect, carpet flooring, pendant fitting and a radiator.

BEDROOM 12' 0" x 10' 10" (3.672m x 3.326m) PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

SHOWER ROOM 5' 7" x 5' 5" (1.725m x 1.672m) Walk in wet room with a low level WC, wall mounted sink and electric shower. PVC window to the front, radiator, light and extractor.

LOUNGE 14' 9" x 10' 10" (4.515m x 3.324m) PVC window to the rear aspect, carpet flooring, light fitting, radiator and a gas fire.

DINING AREA 8' 11" x 7' 4" (2.721m x 2.257m) PVC window to the front aspect, vinyl flooring, pendant fitting and a radiator. Base level units with a roll edge work surface, mains consumer unit and wall mounted Ideal combination boiler.

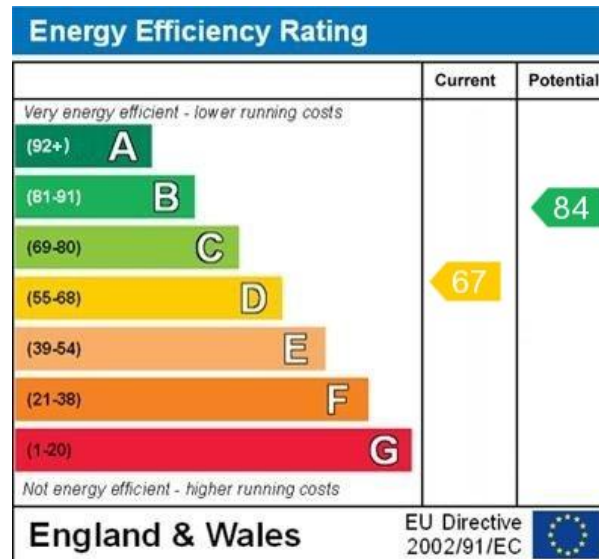
KITCHEN 9' 10" x 6' 5" (3.008m x 1.972m) Base and eye level units with roll edge work surfaces, tiled splashback and inset stainless steel sink and drainer. Space for a freestanding cooker with further space and plumbing for a washing machine. Vinyl flooring, light fitting, wall extractor, two PVC windows to the side and a PVC entrance door to the rear.

DOUBLE GARAGE 29' 3" x 12' 7" (8.936m x 3.848m) Double entrance doors to the front, side personnel door, side and rear windows.

OUTSIDE To the rear is a private garden being mainly laid to lawn with a walled perimeter, mature shrubs and trees with concrete pathways. The front has laid lawn with mature shrubs and trees, walled perimeter with gated access to the long concrete driveway.



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.



WWW.EPC4U.COM

Ground Floor



The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Martin & Co Lincoln

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

01522 503727

<http://www.martinco.com>

MARTIN&CO

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.