

FOR SALE



Rosedale Close, North Hykeham, Lincoln
Offers in Excess Of £270,000


MARTIN & CO



Rosedale Close, North

Hykeham, Lincoln

3 Bedrooms, 1 Bathroom

Offers in Excess Of £270,000

- Detached Family Home
- South East Facing Rear Garden
- Driveway Parking
- Single Garage
- Conservatory
- Cul-De-Sac Position
- Popular Location
- No Onward Chain

Three bedroom detached family home situated on a quiet cul-de-sac in the ever popular North Hykeham area. Comprising of an entrance porch, lounge, dining room, kitchen, conservatory, WC, three bedrooms and a bathroom. South East facing rear garden, driveway parking and garage. No onward chain.

North Hykeham is situated to the south of the city, benefiting 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' 4" x 2' 7" (2.260m x 0.789m) PVC sliding patio entrance door, light fitting and a tiled flooring.

ENTRANCE HALL Pendant fitting, radiator, carpet flooring, stairs rising to the first floor with a storage cupboard below.



DINING ROOM 12' 5" x 12' 5" (3.801m x 3.795m) PVC window to the front aspect, carpet flooring, light fitting, radiator, gas feature fire with hearth and surround.

LOUNGE 13' 4" x 11' 5" (4.079m x 3.496m) Sliding PVC patio doors to the rear aspect, carpet flooring, radiator and a light fitting.

KITCHEN 9' 10" x 8' 10" (3.022m x 2.710m) Base and eye level units with roll edge worksurfaces, tiles splash back and inset composite sink and drainer. Fitted electric oven and hob, space and plumbing for a washing machine plus further space for a freestanding fridge freezer. Laminate tile effect flooring, PVC window to the rear aspect and a fluorescent light.

CONSERVATORY 15' 9" x 6' 8" (4.806m x 2.036m) max measurements. Part brick, part PVC construction with laminate tile effect flooring, lighting and a door accessing the garden.

CLOAKROOM 5' 8" x 3' 1" (1.746m x 0.948m) WC, wall sink, laminate tile effect flooring, light and extractor.

LANDING Carpet flooring, radiator, PVC window to the side, pendant fitting and access to the loft housing partial boarding, lighting and a pull down ladder.

BATHROOM 7' 11" x 6' 7" (2.418m x 2.014m) Three piece suite comprising of a concealed cistern WC, vanity sink and a mains fed curved shower cubicle. Full wall tiling, vinyl flooring, PVC window to the rear aspect, heated towel rail, light fitting and a cupboard housing the Worcester combination boiler with storage above.

BEDROOM 12' 6" x 11' 9" (3.826m x 3.601m) max measurements. Carpet flooring, PVC window to the rear aspect, pendant and wall lighting, radiator and fitted sliding mirrored wardrobes.



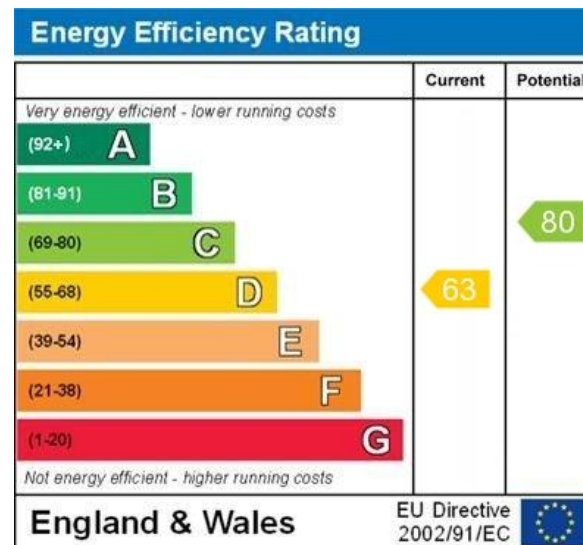
BEDROOM 14' 2" x 12' 5" (4.339m x 3.810m) max measurements. Carpet flooring, PVC window to the front aspect, pendant and wall lighting, radiator and fitted sliding mirrored wardrobes.

BEDROOM 8' 0" x 7' 11" (2.455m x 2.417m) PVC window to the front aspect, carpet flooring, radiator and pendant fitting.

GARAGE 16' 3" x 9' 0" (4.975m x 2.762m) Up and over door to the front, personnel door to the rear and side window. Light and power, meters, mains consumer unit housed plus a hot and cold water feed.

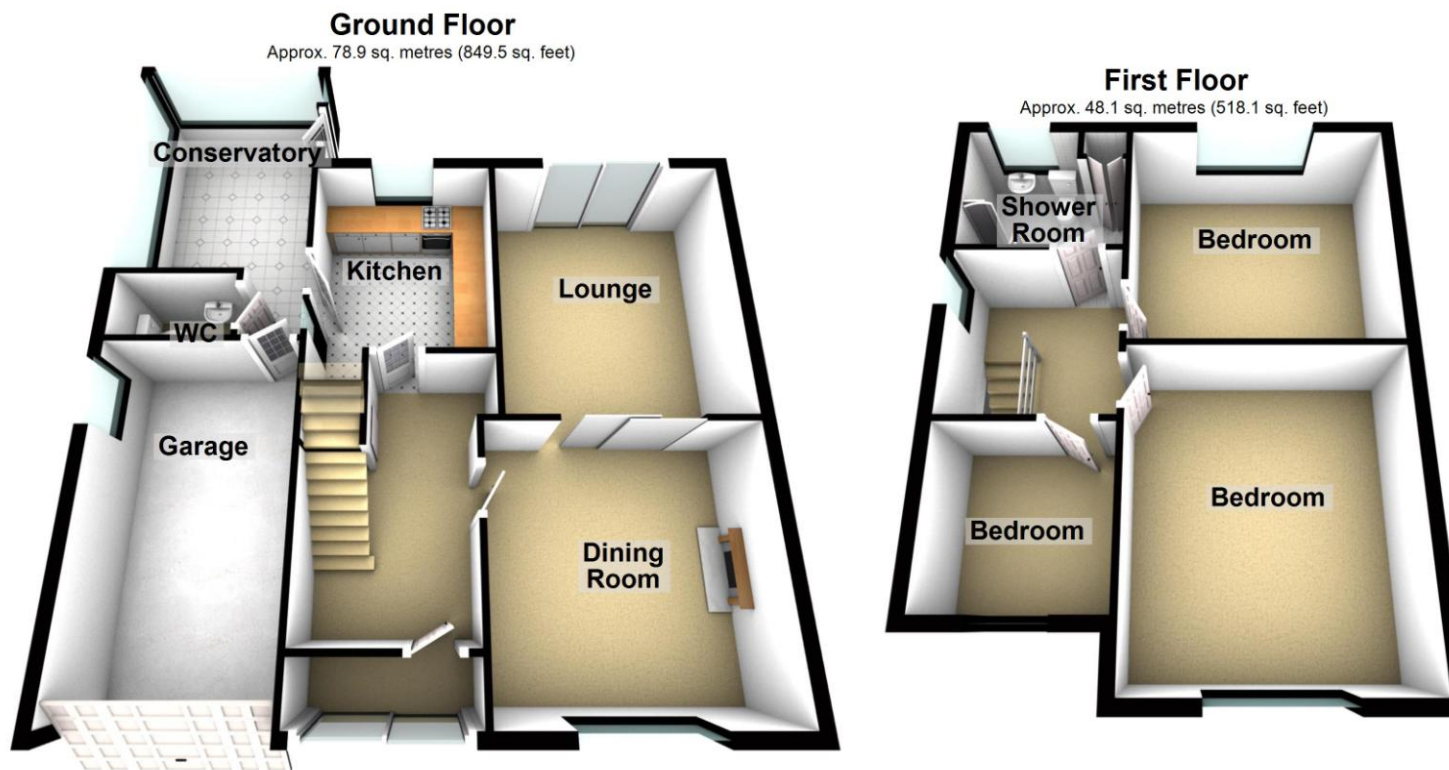
OUTSIDE To the front is a concrete driveway suitable for multiple vehicles to park off road, laid lawn with mature planted borders and lighting. The rear boasts an enclosed South East facing garden being mainly laid to lawn with mature planted borders and a patio. Water supply, lighting, gated to the front, shed and greenhouse.

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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Total area: approx. 127.1 sq. metres (1367.6 sq. feet)

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

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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.