



## Coult Avenue, North Hykeham

Lincoln, Lincolnshire, LN6 9RG

£179,950



**NEWTON**FALLOWELL 



Immaculately presented throughout this extended semi detached house has accommodation comprising of entrance hall, lounge, 19ft breakfast kitchen, dining room, downstairs cloakroom, first floor landing, three bedrooms and bathroom. Outside there is ample off street parking to the front and an enclosed rear garden with summer house and patio areas. The property benefits from upvc double glazing, gas central heating and has solar pv panels.

### Entrance

The property is entered via a partly glazed upvc door to the front elevation leading into the entrance hall with stairs to the first floor landing, radiator and window to the side elevation.

### Lounge

12'8 x 12'8 (3.86m x 3.86m)



With window to the front elevation, radiator, laminate flooring, radiator, tv point and living flame gas fire set within a decorative surround.

### Breakfast Kitchen

19' x 9'8 (5.79m x 2.95m)



With window to the rear elevation, part glazed door to the side elevation, understairs cupboard, range of base and eye level units with worktop, tiled splashback, sink, built in double oven, electric hob with stainless steel chimney style extractor, radiator, plumbing and space for washing machine and dishwasher.

### Dining Room

11'4 x 8'8 (3.45m x 2.64m)



With patio door to the garden, tiled floor and radiator.

### Rear Lobby

With window to the rear elevation, tiled flooring and access to downstairs cloakroom.

### Downstairs Cloakroom

With low level wc, vanity unit with hand basin, radiator and window to the rear elevation.

### First Floor Landing

With stairs taken from the entrance hall, window to the side elevation, built in airing cupboard and loft access.

### Bedroom 1

12'5 x 11'3 into doorway (3.78m x 3.43m into doorway)



With window to the front elevation, radiator, fitted wardrobe and laminate flooring.

### Bedroom 2

12'5 x 8'1 into doorway (3.78m x 2.46m into doorway)



With window to the rear elevation, radiator, laminate flooring and built in wardrobe.

### Bedroom 3

8'10 x 7'11 (2.69m x 2.41m)



With window to the front elevation, radiator and laminate flooring.

### Bathroom



With window to the rear elevation, heated towel rail, shaped bath with mixer shower, vanity unit with washbasin and low level wc.

### Outside

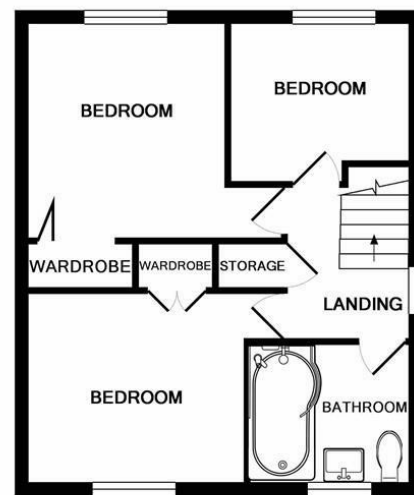
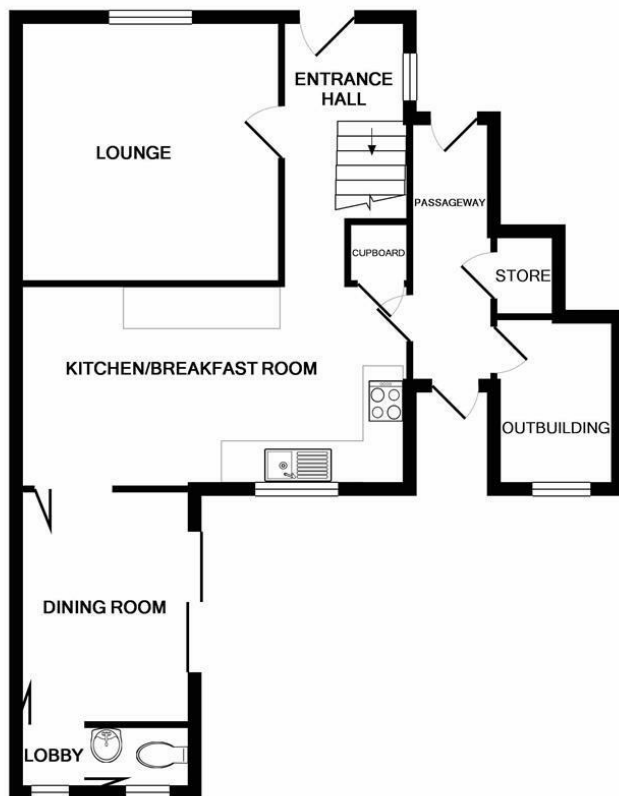


To the front of the property there is a driveway and hardstanding enclosed by a low brick wall. A passageway extends to the rear with linking the outbuildings to the property. There is a brick built store and further brick outbuilding (7'10 x 6'4) with window to the rear elevation. The rear garden has a block paved patio, summer house with paved patio and enclosed by hedging and fencing.

### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





COULT AVENUE, NORTH HYKEHAM LN6 9RG  
TOTAL APPROX. FLOOR AREA 1077 SQ.FT. (100.0 SQ.M.)


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given


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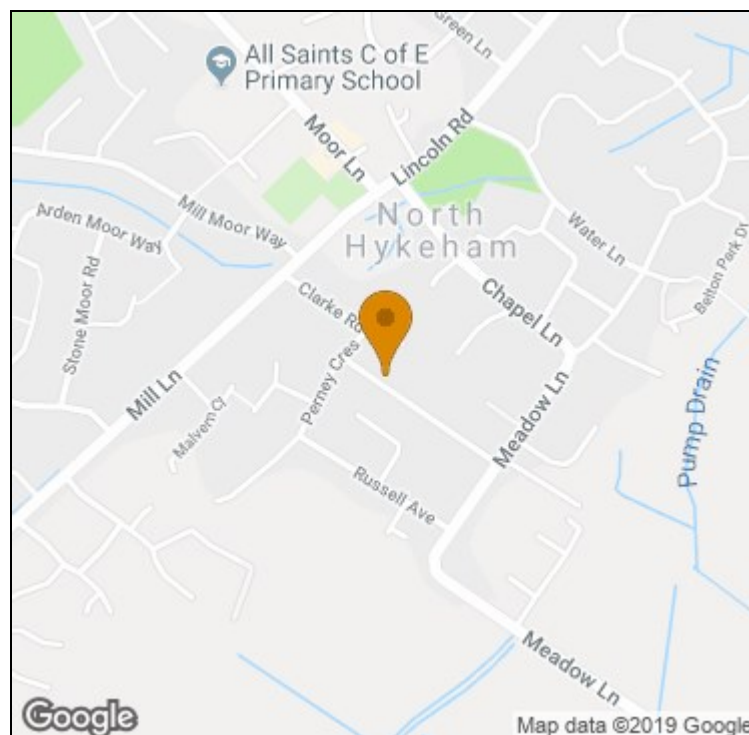
Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>71</p>	<p>84</p>

**England & Wales**

EU Directive  
2002/91/EC



Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>		<p>60</p>	<p>79</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	



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