

FOR SALE



Vespasian Way, North Hykeham, Lincoln
Asking Price Of £229,950

MARTIN&CO



Vespasian Way, North Hykeham, Lincoln

4 Bedrooms, 2 Bathroom

Asking Price Of £229,950

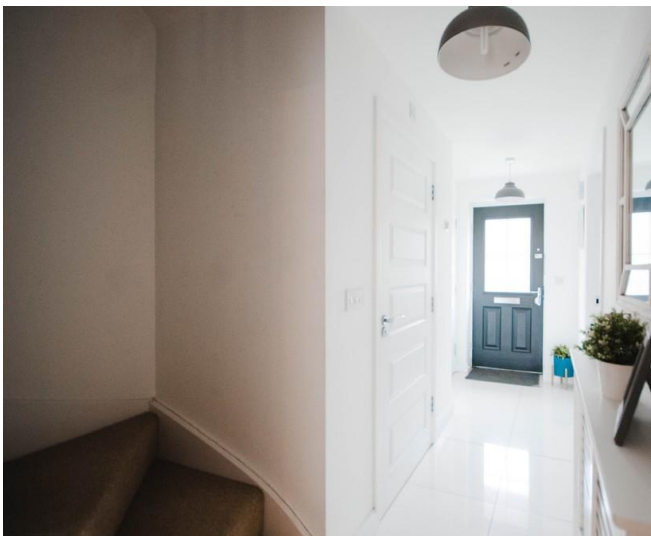
- High Standard of Finish
- Three Storey Town House
- 3/4 Bedrooms with Ensuite Master
- Open Plan Kitchen Diner
- Good Sized Rear Garden
- Driveway Parking
- Single Garage
- Well Positioned for Schooling

Modern three storey town house upgraded and finished to a high standard being ideally positioned within walking distance to the Manor Farm Academy school. Comprising of bedrooms on all levels, master with ensuite, cloakroom, open plan kitchen diner, lounge and a family bathroom. Simply a must view!

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

ENTRANCE HALL Composite door to the front aspect, tiled flooring, radiator, two pendant fittings and a double door storage cupboard housing the Ideal boiler, wall mounted controls and the mains consumer unit.

CLOAKROOM 5' 5" x 2' 8" (1.658m x 0.818m) Low level WC, pedestal wash basin, tiled flooring with low level wall tiling, radiator, light and extractor.



BEDROOM/STUDY 9' 2" x 6' 1" (2.796m x 1.864m)
PVC window to the front aspect, tiled flooring, radiator and a pendant fitting.

KITCHEN/DINER 23' 5" x 12' 10" (7.154m x 3.933m)
max measurements. High gloss base and eye level units with square edge worktops and inset composite one and a half bowl sink and drainer. Electric oven, gas hob and extractor over plus an integrated fridge freezer, washer dryer and wine chiller. Tiled flooring, spotlights and light fittings, radiator, under stairs storage cupboard with PVC French doors and windows to the rear.

STAIRS / LANDING Carpet flooring, radiator and a pendant fitting.

MASTER BEDROOM 12' 11" x 9' 11" (3.945m x 3.024m) Two PVC windows to the rear aspect, radiator, carpet flooring, pendant fitting and two fitted wardrobes.

ENSUITE 7' 0" x 5' 1" (2.159m x 1.555m) max measurements. Low level WC, pedestal wash basin and a double mains fed shower cubicle. Tiled flooring with partial tiled walls, heated towel rail, PVC window to the side, light and extractor.

LOUNGE 12' 11" x 11' 11" (3.940m x 3.639m) max measurements. Two PVC windows to the front aspect, carpet flooring, radiator, spotlights and light fittings.

STAIRS / LANDING Carpet flooring, radiator, pendant fitting and loft hatch access.

BEDROOM 12' 11" x 11' 5" (3.949m x 3.481m) max measurements. Velux window to the rear with carpet flooring, pendant fitting, radiator, fitted wardrobes and an airing cupboard.



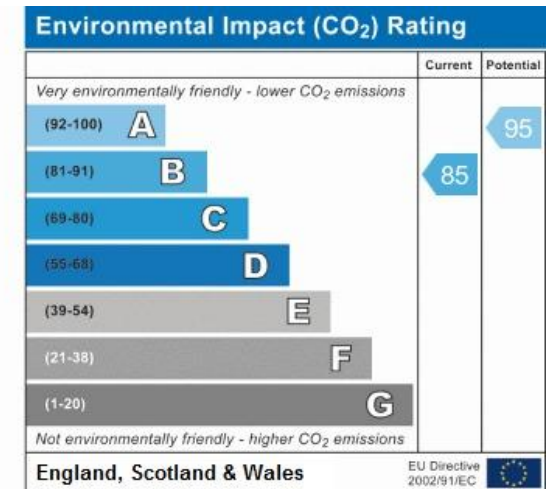
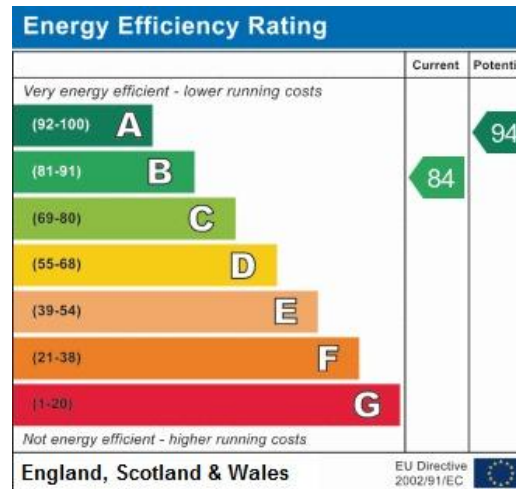
BATHROOM 6' 4" x 5' 10" (1.947m x 1.786m) Low level WC, pedestal wash basin and a panel bath with mains shower over. Tiled flooring and partially tiled walls, radiator, PVC window to the side, spotlights and extractor.

BEDROOM 11' 1" x 7' 5" (3.392m x 2.284m) Velux and PVC windows to the front with carpet flooring, pendant fitting, radiator, fitted wardrobes and a storage cupboard.

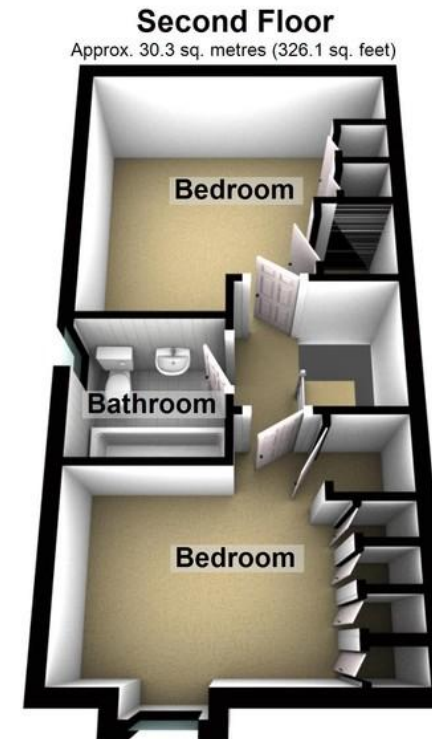
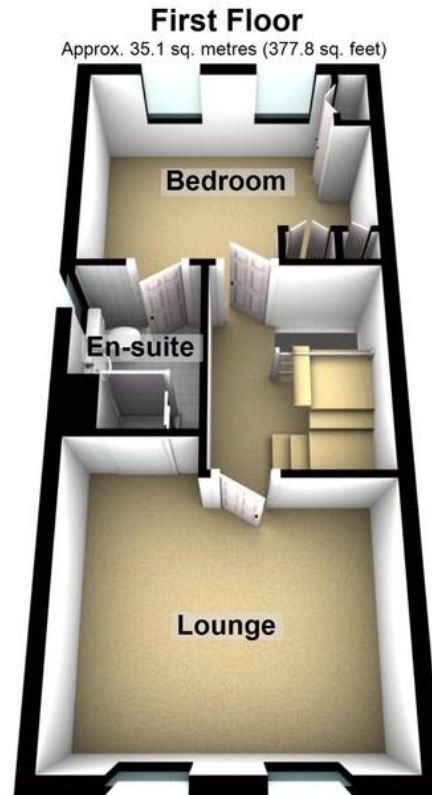
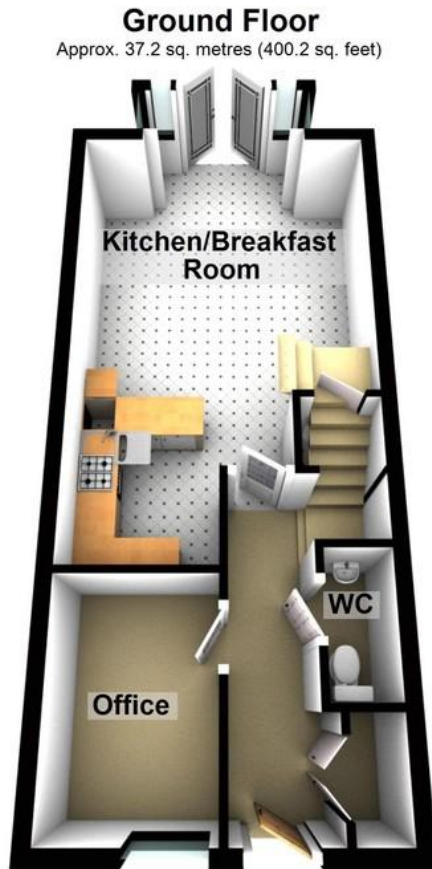
GARAGE 16' 7" x 9' 2" (5.067m x 2.811m) Up and over to the front, light and power with a separate consumer unit.

OUTSIDE To the front is a long tarmac driveway leading to the garage giving off road parking for several vehicles, laid lawn with shrub borders, pathway and rain canopy with lighting. To the rear is a good sized fully enclosed garden being mainly laid to lawn with decked seating areas and a pergola, gravel and patio slabbed areas. Benefitting from power, light and water supply plus gated access to the 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.







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