

FOR SALE



Hamilton Road, North Hykeham
Guide Price Of £200,000 - £210,000


MARTIN&CO

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- Detached Bungalow
- Cul-De-Sac
- Corner Plot Position
- Wrap-Around Garden
- Detached Single Garage

Detached two bedroom bungalow occupying a good sized corner plot giving the potential to extend (STPP) in a quiet cul-de-sac off Station Road in North Hykeham. This modern property comprises internally of a hallway, lounge, kitchen diner, two double bedrooms and a bathroom. No onward chain.

North Hykeham benefits from a range of amenities including schooling of all ages, doctors surgery, shops and much more plus road and rail links.

HALL PVC front door, laminate flooring, fluorescent lighting and wall mounted central heating controls.

LOUNGE 13' 8" x 11' 0" (4.177m x 3.361m) measured into bay. PVC bay window to the front aspect, carpet flooring, pendant fitting, radiator and an electric feature fire with hearth and surround.

KITCHEN/DINER 13' 0" x 10' 11" (3.968m x 3.349m) max measurements. Base and eye level units with roll edge worktops, tiled splash back and inset double bowl stainless steel sink and drainer. Freestanding gas cooker with extractor over, integrated fridge and freezer plus space and plumbing for a washing machine. Quarry tiled floor, fluorescent lighting, radiator, PVC window and door to the rear. Cupboard with PVC window to the rear and housing the mains consumer unit and meter.



BATHROOM Three piece suite comprising of a WC, pedestal wash basin and a panel bath with electric shower over. Vinyl flooring, PVC window to the rear, light fitting, radiator, storage cupboard and loft hatch access.

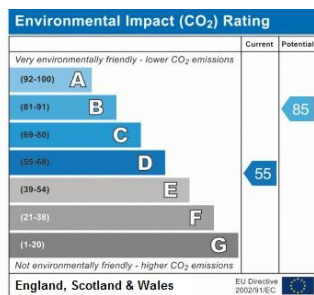
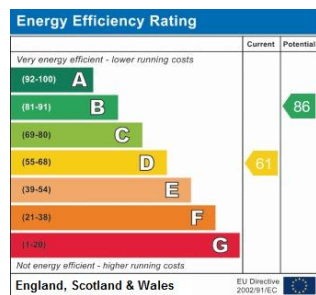
BEDROOM 11' 0" x 9' 0" (3.375m x 2.747m) PVC window to the side aspect, carpet flooring, pendant fitting and a radiator.

BEDROOM 11' 0" x 10' 0" (3.375m x 3.058m) PVC window to the front aspect, carpet flooring, pendant fitting and a radiator.

GARAGE 16' 0" x 9' 0" (4.899m x 2.756m) Up and over door to the front with PVC window to the rear and side personnel door, light and power with separate fuse box.

OUTSIDE To the front is a mature garden mainly laid to lawn with shrubs and borders plus a concrete gravel driveway. Gated access leads to the rear garden again being mainly laid to lawn with a patio area, fully enclosed and concrete pathway surround. Integral storage cupboard houses the Ideal combination boiler and lighting.

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.



Ground Floor



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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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

