

FOR SALE



Gleedale, North Hykeham, Lincoln
Asking Price Of £170,000


MARTIN&CO

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- Semi-Detached Bungalow
- Converted Loft Room
- Shower Room
- South West Rear Garden
- Driveway Parking

Two bedroom semi-detached bungalow in the popular North Hykeham area benefitting from a converted loft for additional space. Comprising internally of two bedrooms, shower room, lounge diner and a kitchen plus spiral stairs leading to the loft room. South West rear garden and driveway parking.

Gleedale is close to amenities including The Forum and Hykeham Green shopping precincts and further large supermarket chains plus schooling of all ages. North Hykeham benefits from road and rail links to include public transport available into the city centre.

ENTRANCE HALL PVC entrance door to the side aspect, carpet flooring, radiator and a storage cupboard housing the mains consumer unit and shelving.

SHOWER ROOM 6' 0" x 5' 6" (1.833m x 1.678m) Low level WC, pedestal wash basin and a mains fed shower cubicle. Tile effect laminate flooring, PVC window to the side, heated towel rail, light fitting and a storage cupboard.



BEDROOM 9' 2" x 8' 8" (2.818m x 2.653m) PVC window to the front aspect, carpet flooring, pendant fitting and a radiator.

BEDROOM 12' 6" x 10' 11" (3.832m x 3.346m) PVC window to the front aspect, tiled flooring, pendant fitting and a radiator.

LOUNGE 17' 3" x 12' 4" (5.269m x 3.768m) max measurements. Sliding patio doors to the rear aspect, carpet flooring, ceiling light fittings, radiator and a wood burning stove. Spiral staircase leads to the loft room.

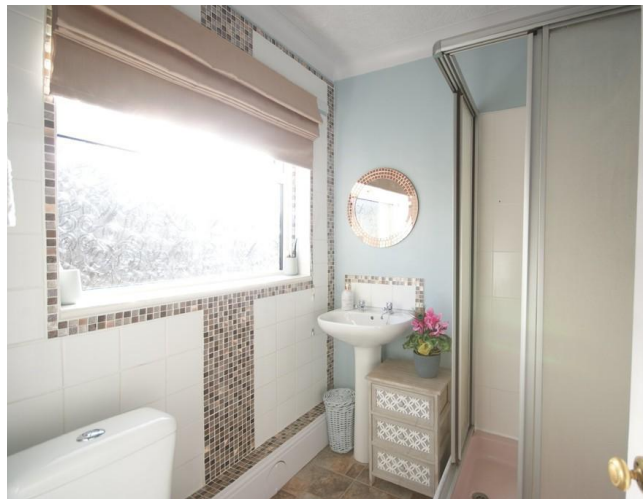
KITCHEN 10' 11" x 7' 3" (3.338m x 2.214m) Base and eye level units with roll edge worksurfaces and inset stainless steel sink and drainer. Spaces for a freestanding cooker, fridge freezer and plumbing for a washing machine. Tile effect laminate flooring, PVC window to the side and double glazed window to the rear and side door, fluorescent lighting and a slimline storage cupboard.

LOFT ROOM 19' 9" x 13' 0" (6.040m x 3.975m) max measurements. Velux window to the rear, laminate flooring, ceiling lighting, radiator and the Ideal combinator boiler housed.

OUTSIDE To the front is a concrete driveway with separate gravelled area to accommodate several vehicles with gated access to the rear. The rear boasts a South West facing, fully enclosed garden being mainly laid to lawn with a patio and gravelled area. Water supply, two sheds and a storage unit measuring approximately 8.5m x 3.2m.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epcau.com		



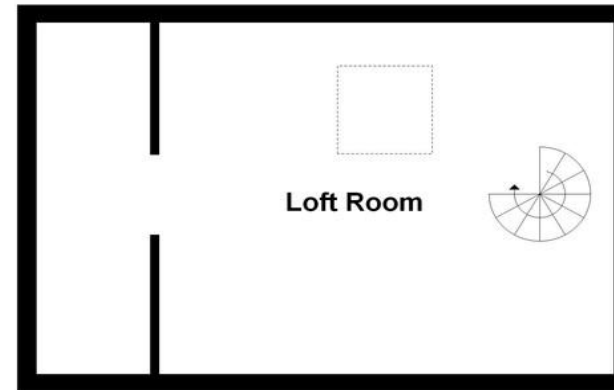
Ground Floor

Approx. 56.1 sq. metres (604.1 sq. feet)



First Floor

Approx. 24.4 sq. metres (262.6 sq. feet)



Total area: approx. 80.5 sq. metres (866.7 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. **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