

FOR SALE



Vespasian Way, North Hykeham, Lincoln
Asking Price Of £225,000

MARTIN&CO



Vespasian Way, North

Hykeham, Lincoln

4 Bedrooms, 2 Bathrooms

Asking Price Of £225,000

- 3/4 Bedrooms with Ensuite Master
- Three Storey Town House
- Open Plan Kitchen Diner
- Garage & Driveway
- Rear Garden

3/4 bedroom three storey town house ideally positioned within walking distance to the Manor Farm Academy school. Comprising of an entrance hall, bedroom/study, cloakroom, kitchen diner, lounge, master with ensuite, two further bedrooms and a bathroom. Garden, garage and driveway. No onward chain.

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



ENTRANCE HALL Composite door to the front aspect, carpet 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' 4" x 2' 9" (1.636m x 0.856m) Low level WC, pedestal wash basin, vinyl flooring, radiator, light and extractor.

BEDROOM/STUDY 9' 2" x 6' 1" (2.803m x 1.866m) PVC window to the front aspect, carpet flooring, radiator and a pendant fitting.

KITCHEN/DINER 19' 11" x 12' 11" (6.092m x 3.946m)
Base and eye level units with roll edge worksurfaces and inset dual bowl stainless steel sink and drainer. Electric oven, gas hob and extractor over plus space for a fridge freezer, space and plumbing for a washing machine and dishwasher. Vinyl flooring, ceiling 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" (3.943m x 3.041m) Two PVC windows to the rear aspect, radiator, carpet flooring, pendant fitting, wall mounted heating controls and fitted wardrobes with dresser.

ENSUITE 7' 0" x 5' 0" (2.157m x 1.528m) max measurements. Low level WC, pedestal wash basin and a double mains fed shower cubicle. Vinyl flooring, radiator, PVC window to the side, light and extractor.

LOUNGE 12' 11" x 11' 11" (3.940m x 3.635m) max measurements. Two PVC windows to the front aspect, carpet flooring, radiator and a pendant fitting.

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

BEDROOM 12' 11" x 11' 4" (3.960m x 3.476m) max measurements. Velux window to the rear with carpet flooring, pendant fitting, radiator and an airing cupboard.

BATHROOM 6' 4" x 5' 11" (1.954m x 1.810m) Low level WC, pedestal wash basin and a panel bath. Vinyl flooring, radiator, PVC window to the side, light and extractor.

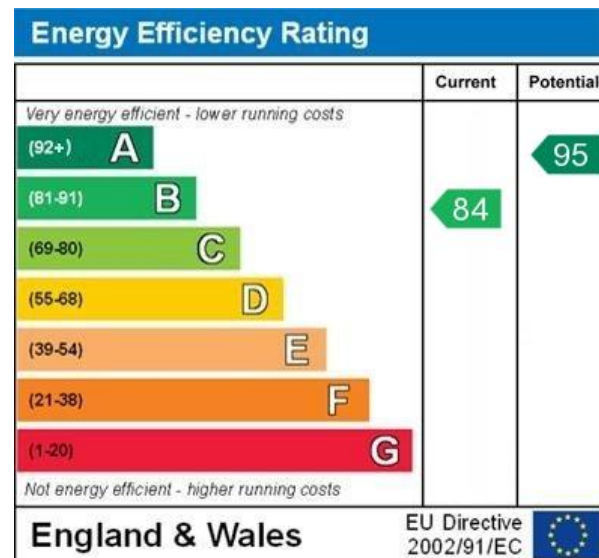
BEDROOM 12' 11" x 7' 6" (3.945m x 2.306m) Velux and PVC window to the front with carpet flooring, pendant fitting, radiator and a storage cupboard.



GARAGE Up and over to the front, light and power.

OUTSIDE To the front is a long tarmac driveway leading to the garage giving off road parking for several vehicles, shrub borders, pathway and rain canopy with lighting. To the rear is a fully enclosed garden being mainly laid to lawn with a small patio area and 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.

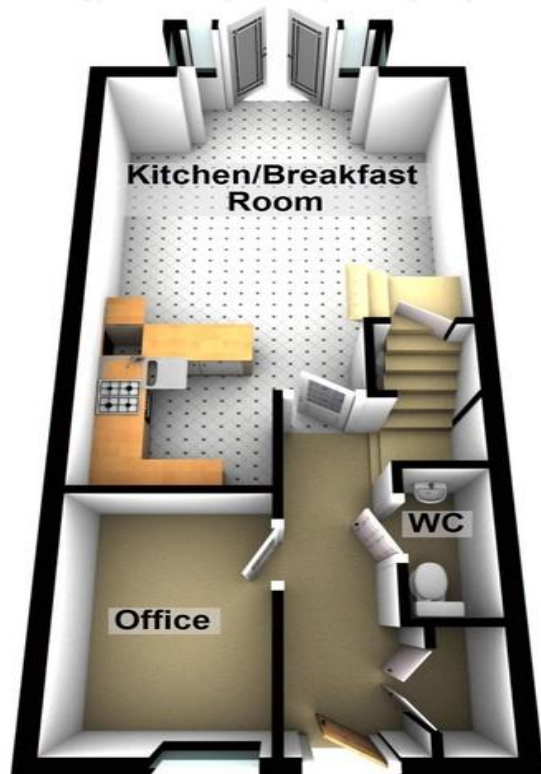


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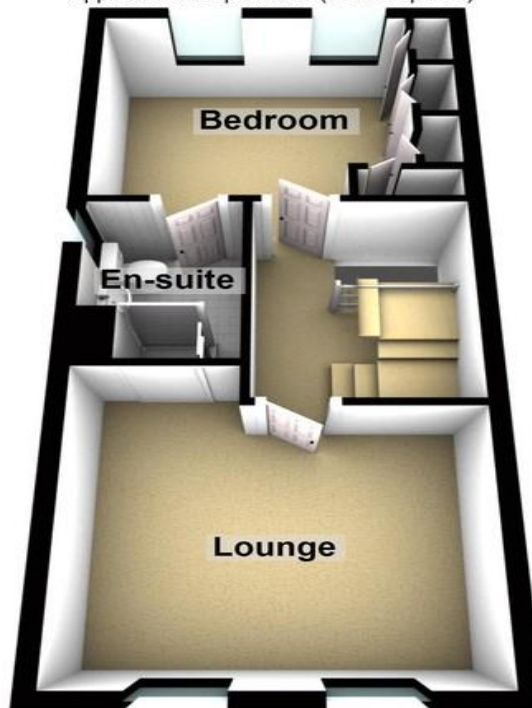
Ground Floor

Approx. 37.2 sq. metres (400.2 sq. feet)



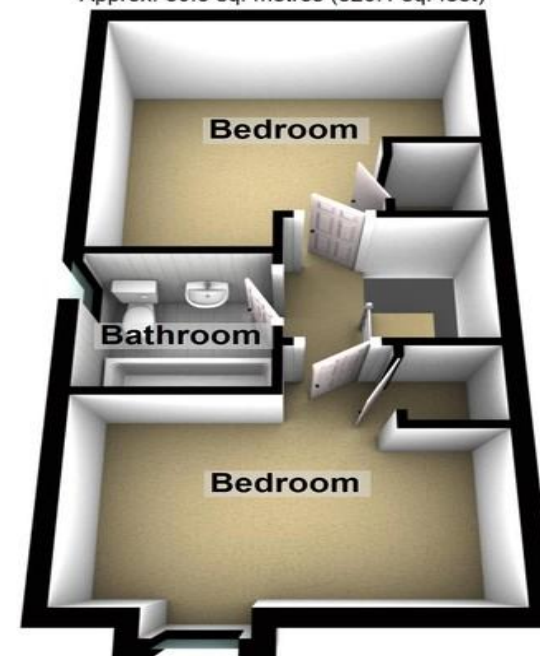
First Floor

Approx. 35.1 sq. metres (377.8 sq. feet)



Second Floor

Approx. 30.3 sq. metres (326.1 sq. feet)



Total area: approx. 102.6 sq. metres (1104.1 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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