



Rivermead Close
Lincoln

MOUNT & MINSTER

Rivermead Close

Lincoln

- Detached Family Home
- Four Bedrooms
- Lounge; Study
- Kitchen Diner
- Conservatory
- Ensuite to Master
- Off Road Parking
- Enclosed Rear Garden

INTRODUCTION

This four bedroom detached family home is situated in a peaceful location within North Hykeham. With spacious accommodation throughout, the property comprises; Entrance Hall, WC, Lounge, Study, Kitchen Diner, Conservatory, Four Bedrooms, Ensuite to the Master and Family Bathroom. Outside there is an enclosed rear garden with a shed.

LOCATION

North Hykeham has a wealth of amenities to suit all ages to include schools, doctors, leisure facilities, supermarkets, public houses, restaurants and takeaways. There is a regular bus service into Lincoln City Centre and also towards the A46 bypass heading towards Newark which offers good rail links to London.

ACCOMMODATION

Entrance Hall

Wood laminate floor, uPVC double glazed window and door, stairs to the first floor and ceiling light.

WC

Wood laminate floor, low level WC, pedestal wash hand basin, tiled splashback, radiator and ceiling light.

Lounge

4.38m x 3.78m (14'4" x 12'4")

Wood laminate floor, uPVC double glazed window, ceiling light and radiator.

Study

4.36m x. 2.3m (14'3" x. 7'6")

Laminate floor, uPVC double glazed windows, recessed spotlights and boiler cupboard.

Kitchen Diner

7.23m x 2.63m (23'8" x 8'7")

Tiled floor and wood laminate floor, fitted wall and base units, integrated oven and electric hob, one and a quarter bowl sink and drainer, fridge freezer, extractor hob, space and plumbing for a washing machine, uPVC double glazed window, ceiling lights, radiators, breakfast bar and tiled splashback.





Conservatory

3.81m x 3.03m (12'5" x 9'11")

Tiled floor, uPVC double glazed windows and French door.

First Floor Landing

Carpet, loft access, ceiling light and smoke alarm.

Bedroom One

3m x 2.97m (9'10" x 9'8")

Carpet, uPVC double glazed window, radiator, ceiling light and fitted wardrobe.

Ensuite

Vinyl floor, Low level WC, vanity wash hand basin, mains shower, heated towel rail, tiled walls, uPVC double glazed window, extractor and ceiling light.

Bedroom Two

3.97m x 2.47m (13'0" x 8'1")

Laminate floor, uPVC double glazed window, radiator, storage cupboard and ceiling light.

Bedroom Three

2.99m x 2.28m (9'9" x 7'5")

Carpet, uPVC double glazed window, radiator and ceiling light.

Bedroom Four

2.99m x 2.01m (9'9" x 6'7")

Carpet, uPVC double glazed window, ceiling light and radiator.

Bathroom

1.97m x 1.76m (6'5" x 5'9")

Laminate floor, low level WC, vanity wash hand basin, bath, tiled walls, uPVC double glazed window, radiator, extractor and ceiling light.

OUTSIDE

Front - tarmac driveway with gravelled garden.

Rear - enclosed by panelled fencing with decked and patio areas, predominately laid to lawn and with a shed.

METHOD OF SALE

For sale by private treaty.

TENURE

Freehold with vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE

EPC rating: D

COUNCIL TAX BAND

Council tax band: D

VIEWINGS

By prior arrangement with the Sole Agents (01522 716204)

PARTICULARS

Drafted and photographs taken following clients' instructions of December 2020.

ADDITIONAL INFORMATION

For further details, please contact Daniel Baines at Mount & Minster:

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TOTAL APPROX. FLOOR AREA 1219 SQ.FT. (113.3 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	62	83

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

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