

FOR SALE



Aurelius Way, North Hykeham, Lincoln
Guide Price £225,000-£230,000


MARTIN & CO

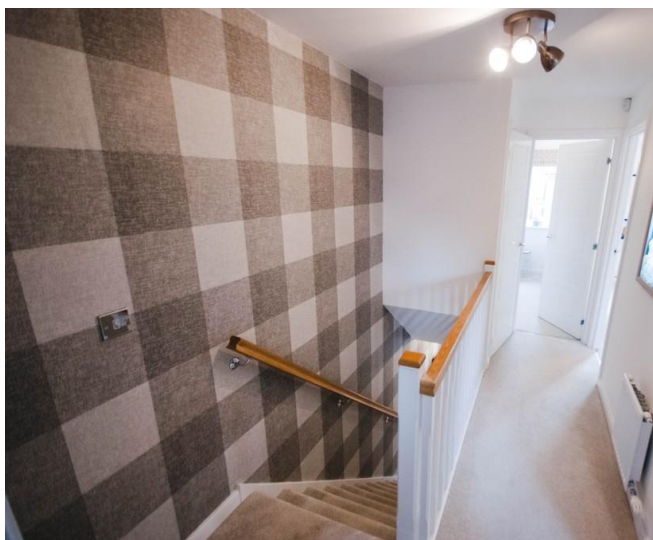


Aurelius Way, North Hykeham, Lincoln

3 Bedrooms, 2 Bathrooms

Guide Price £225,000-£230,000

- Ex-Show Home
- High Specification
- Show Furniture Available with Further Negotiation
- Master with Ensuite
- Fully Fitted Kitchen
- Driveway Parking for Two Vehicles
- Single Garage
- Desirable Manor Farm Development
- NHBC Guarantee
- No Onward Chain



£225,000 to £230,000 (Guide Price) **PACK YOUR SUITCASE! EX-SHOW HOME FOR SALE!** 'The Maidstone' is a desirable three bedroom semi-detached home situated on the Manor Farm development in North Hykeham. The property was built in 2017 and has been used by Barratt Homes as a show home only to date. Finished to the highest specification. Show furniture available with further negotiation. No Chain.

ENTRANCE HALL Composite front entrance door, luxury vinyl tile flooring with fitted heavy duty entrance matting. Light fitting, radiator, alarm control panel and stairs rising to the first floor.

CLOAKROOM 5' 3" x 3' 0" (1.615m x 0.939m) Low level WC, pedestal wash basin, radiator, luxury vinyl tile flooring, light and extractor.

LIVING ROOM 16' 2" x 11' 9" (4.941m x 3.590m) max measurements. Dual aspect room with PVC windows to the front and side, carpet flooring, light fitting and spotlights, radiator and wall mounted Danfoss thermostatic control.

KITCHEN/DINER 14' 11" x 10' 5" (4.570m x 3.195m) Base and eye level units with a square edge worktop and inset stainless steel sink and drainer. Range of Zanussi integrated appliances include a fridge freezer, slimline dishwasher, washing machine and an electric oven with gas hob and extractor over. Luxury vinyl tiled flooring, radiator, wall mounted Ideal combination boiler housed, light fitting and spotlights, under stairs storage cupboard plus PVC window and French doors to the rear aspect.

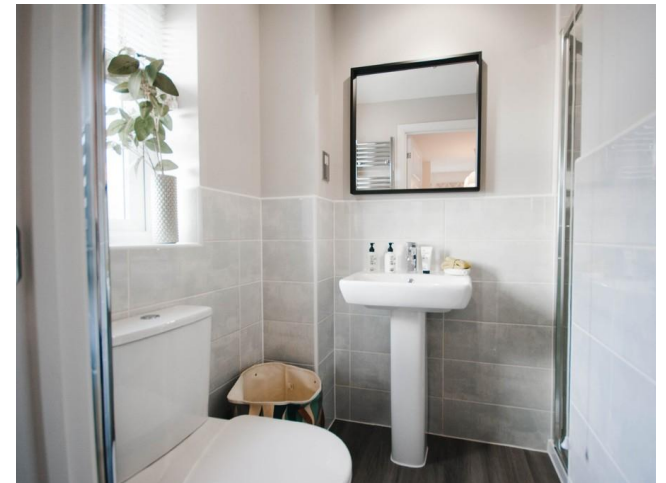
STAIRS / LANDING Carpet flooring, radiator, light fitting, loft hatch access and storage cupboard.

BATHROOM 6' 3" x 5' 6" (1.909m x 1.696m) Low level WC, pedestal wash basin and a panel bath. Tiled flooring, heated towel rail, PVC window to the rear, light and extractor.

BEDROOM 10' 2" x 8' 5" (3.108m x 2.588m) PVC window to the rear, carpet flooring, light fitting, radiator and fitted mirrored wardrobes.

MASTER BEDROOM 11' 10" x 8' 5" (3.629m x 2.580m) PVC window to the front, carpet flooring, light fitting, radiator, wall mounted Danfoss thermostatic control and two fitted mirrored wardrobes.

ENSUITE 8' 5" x 4' 5" (2.575m x 1.369m) max measurements. Low level WC, pedestal wash basin and a mains fed shower cubicle. Low level wall tiling, luxury vinyl tile flooring, PVC window to the side aspect, heated towel rail, light and extractor.



BEDROOM 8' 9" x 6' 3" (2.681m x 1.916m) PVC window to the front, carpet flooring, light fitting and a radiator.

GARAGE 16' 4" x 8' 2" (4.981m x 2.490m) Up and over door to the front with tandem driveway parking for two cars, personnel door to the rear giving access to the garden via a passageway.

OUTSIDE To the front is a pathway with shrub borders leading to the property with side gated access leading to the rear. The rear garden has laid lawn with a patio, shrub borders and a water supply.

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.

SERVICE CHARGE Service Charge - £150.90 per annum payable to FirstPort Property Management Services. This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

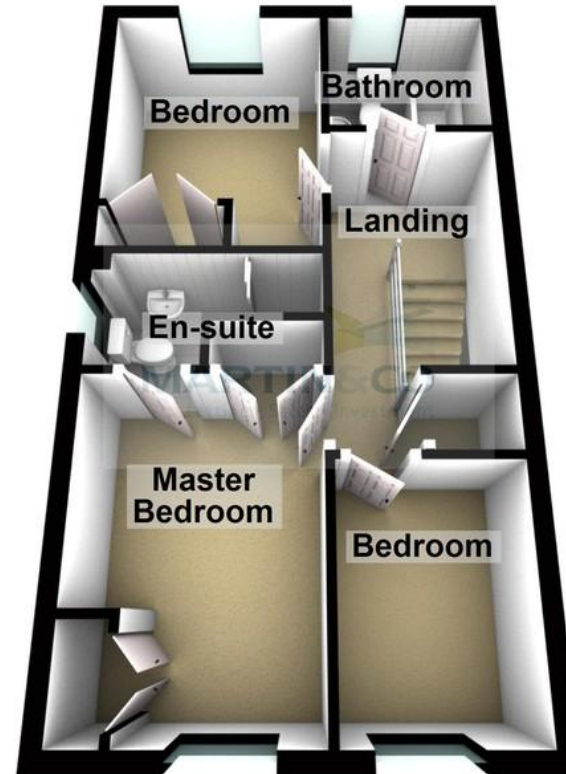
WWW.EPC4U.COM



Ground Floor



First Floor



Martin & Co Lincoln

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<http://www.martinco.com>



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.