



**Malton Road, North Hykeham,
Lincoln**

Asking Price £250,000


MARTIN&CO

Malton Road, North Hykeham,
Lincoln

Bungalow - Detached

4 Bedrooms, 1 Bathroom

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- Spacious and Well Presented
- 4 Bedroom Detached Bungalow
- Seperate Utility Room
- Corner Plot
- Garage and Driveway Parking
- EPC - D
- Tenure - Freehold
- Council Tax - Band D



A spacious four bedroom detached bungalow occupying a larger than average wrap around corner plot, offering generous living accommodation, ample off road parking and an integral single garage. The property benefits from a well proportioned living room with a large bay window, kitchen/diner, separate utility room, bathroom and additional WC. Several bedrooms feature fitted wardrobes, while one is currently utilised as a home office, providing flexibility for modern living. Externally, the property enjoys attractive gardens wrapping around the home, with lawned and patio areas, mature planting and established conifer borders providing privacy. A block paved driveway provides parking for two vehicles and access to the garage.

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Porch
2'8" x 4'11"
UPVC entrance door, carpet flooring and ceiling light.

Hall
28'2" x 5'11"
Carpet flooring, radiator, two ceiling lights and wall light. Airing cupboard housing the immersion heater and an additional useful storage cupboard.

Living Room
13'10" x 17'0"
Spacious living room featuring a large double glazed bay window to the side aspect, allowing plenty of natural light. Carpet flooring, radiator beneath the window, gas fire with mantle and hearth, and spotlight fitting.



Kitchen Diner
14'10" x 10'4"
Fitted with a range of base units with wood effect worktops, wall double oven and gas hob. Double stainless steel sink and drainer with mixer tap and UPVC double glazed window overlooking the garden. Strip lighting and additional light fitting, and radiator. Pantry cupboard housing the meters. Space for a dining table and fridge freezer.

Utility Room
9'10" x 7'1"
Fitted with a range of base and eye level units with wood effect worktops and a single stainless steel sink with mixer tap. UPVC double glazed window to the rear aspect, radiator and lighting. Cupboard housing the Vaillant boiler and heating controls. UPVC door providing access to the rear garden and internal access to the garage.

Bedroom
13'0" x 11'1"
Carpet flooring, ceiling light and two wall lights. Radiator, porthole style window overlooking the garden and UPVC double glazed window to the side aspect. Access doors leading to both the bathroom and entrance hall.

Bathroom
9'6" x 6'10"
Vinyl flooring, mains fed shower with screen enclosure, low level WC and vanity unit with inset wash hand basin. Ladder style radiator and UPVC double-glazed privacy window overlooking the garden.

Cloakroom
5'10" x 2'9"
Vinyl flooring, low level WC, corner wash hand basin with mixer tap, extractor fan and light fitting.

Bedroom
11'10" x 11'9"
UPVC double glazed window to the front aspect, fitted wardrobes, carpet flooring and radiator beneath the window.

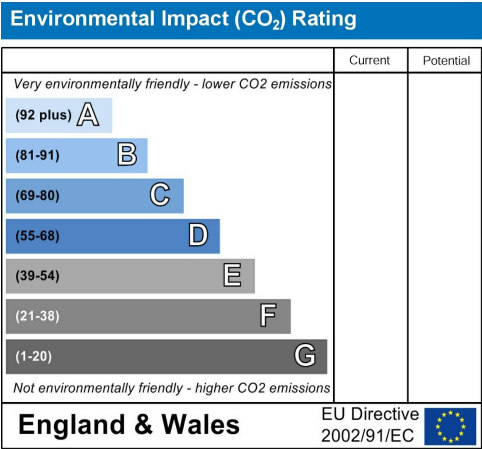
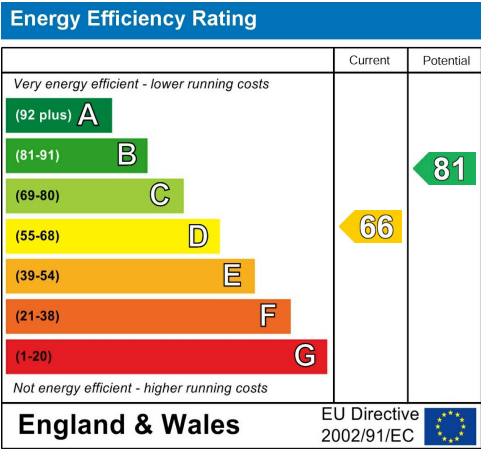
Bedroom
6'5" x 11'10"
Single bedroom currently utilised as a home office, with UPVC double glazed window to the side aspect, carpet flooring, pendant light fitting and radiator beneath the window. Loft access and security alarm panel.

Bedroom
11'5" x 11'3"
Carpet flooring, fitted wardrobes, UPVC double glazed window to the front aspect, radiator and pendant light fitting.

Garage
16'9" x 8'7"
Single integral garage with power and lighting, electric garage door and internal access from the property via the utility room. Double glazed window to the side aspect and fitted shelving providing useful storage.

Outside
The property occupies a larger than average wrap around corner plot with a block paved driveway providing off road parking for two vehicles. The gardens are predominantly laid to lawn with patio seating areas, mature shrubs and established trees. Conifer borders provide an attractive degree of privacy.

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.





Approximate total area⁽¹⁾
127.7 m²
1374 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<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.