



Hathersage Avenue, North Hykeham, Lincoln, LN6

£175,000

None

Tenure: Freehold, **Bedrooms:** 3

This modern family home is spacious and offers accommodation comprising of: Entrance hallway with an understairs cupboard for extra storage, modern style family sized lounge, a kitchen area with a range of eye and base level units, fitted oven and hob, within the kitchen there is room for a seated d

Key features:

- Ideal Family Buy
- Spacious Rear Garden
- Larger Than Average Garage With Power and Lighting
- Popular Area
- Driveway Parking With Car Port
- Close to local amenities
- Variety of Local Nearby Schools

Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band B (£1391.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage

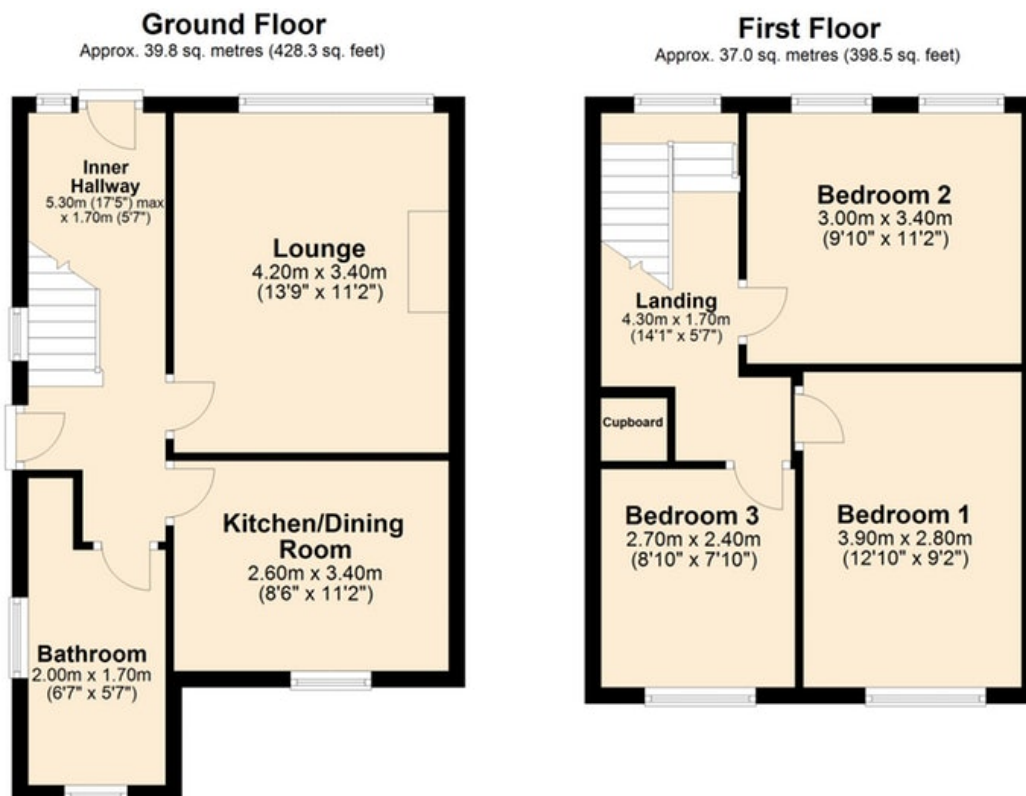


This modern family home is spacious and offers accommodation comprising of: Entrance hallway with an understairs cupboard for extra storage, modern style family sized lounge, a kitchen area with a range of eye and base level units, fitted oven and hob, within the kitchen there is room for a seated dining area, white 3 piece bathroom suite, and three generous sized bedrooms. Externally there is a drive providing off road parking for a number of vehicles leading to a generous size garage with up and over door, power and lighting 3.6mx 5.2m). The garden to the rear of the property allows ample room for a family. The property further benefits from double glazing and gas central heating system.

The property is situated in a popular area of North Hykeham with good access to local amenities such as the Forum Shopping Centre with banks, shops and a Post Office. The Asda Supermarket is nearby, and schooling for all age groups is available locally. There are bus stops within walking distance, and access to the A46 relief road and the city center is convenient. North Hykeham offers a range of leisure and sporting facilities.

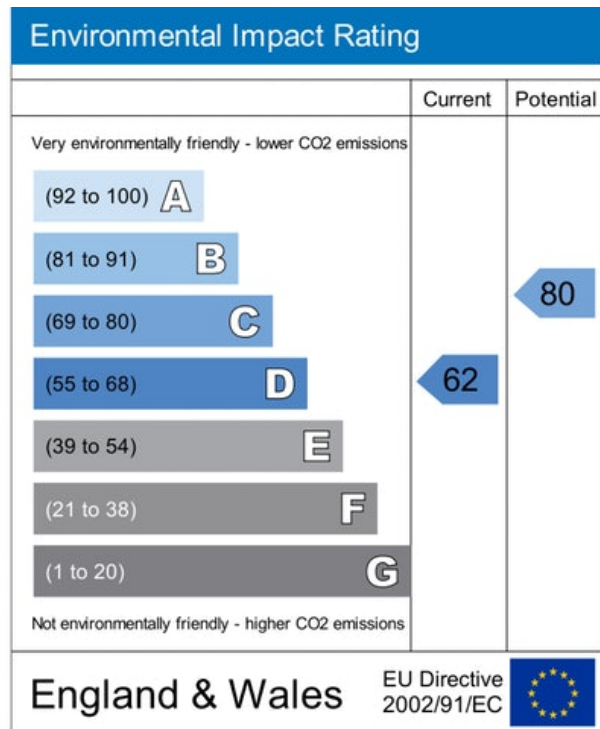
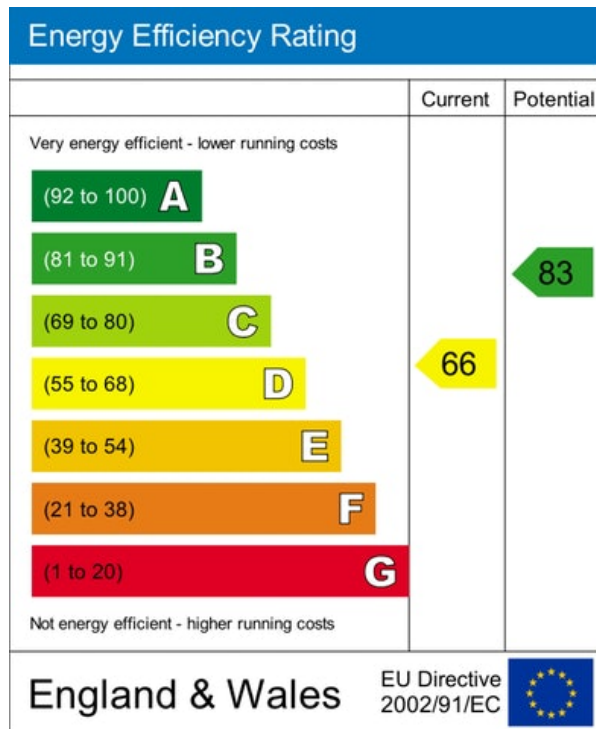
Please see the floor plan for measurements of the room sizes. Do not delay in booking your viewing!

Floor plan:



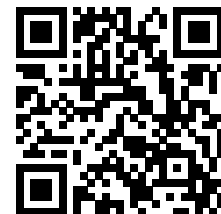
Total area: approx. 76.8 sq. metres (826.9 sq. feet)

Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice:- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code