



King & Co.

3 CROMER CLOSE, NORTH HYKEHAM,
LINCOLN, LN6 8UT
£235,000





INFORMATION

- Gas central heating
- Council tax band - C
- Epc rating - D61
- UPVC double glazing
- Construction - cavity
- Mains gas, water, electric and drainage
- Off street parking and garage

Discreetly situated in the corner of a small cul-de-sac. This deceptively spacious detached bungalow is entered via UPVC double doors to;

ENTRANCE PORCH

With further door to;

ENTRANCE HALL

With fitted storage cupboard to one wall providing space for coats and boots, radiator and carpet.

LOUNGE

11' 10" x 15' 10" (3.61m x 4.84m) Having window to front elevation looking out to Cromer Close, coal effect gas fire inset to chimney breast, coving, two wall light points, radiator and carpet.





INNER HALL

With fitted cupboard housing wall hung gas fired Ideal Logic condensing combination boiler, access to loft space, coving, central heating thermostat and carpet.

BREAKFAST KITCHEN

11' 10" x 9' 10" (3.62m x 3.02m) Enjoying a modern range of fitted units including: stainless steel sink and drainer unit inset to work surface with space below for automatic washing machine while the work surface continues along the neighbouring wall having further units both above and below.

Also with: freestanding Hotpoint oven with 4-ring gas hob, fitted pantry with shelving, appropriate wall tiling, radiator, windows to side and rear elevations, wood style vinyl flooring and UPVC door to side elevation.

BEDROOM 1

9' 11" x 13' 4" (3.03m x 4.08m) Offering window to front elevation, sliding door wardrobes with shelving and hanging rails to one wall, radiator and carpet.

BEDROOM 2

9' 11" x 9' 10" (3.04m x 3.01m) Having window to rear elevation looking out to the rear garden, radiator and carpet.

BEDROOM 3

8' 8" x 6' 5" (2.66m x 1.96m) With window to side elevation, radiator and carpet.

BATHROOM

Enjoying a white three piece suite comprising: panelled bath with wall hung chrome mixer shower unit over, close coupled WC and pedestal wash hand basin.

Also with; appropriate wall tiling, obscure glazed window to side elevation, radiator and tiled flooring.

OUTSIDE

Approached over a block paved driveway providing off street parking whilst also allowing access to the;

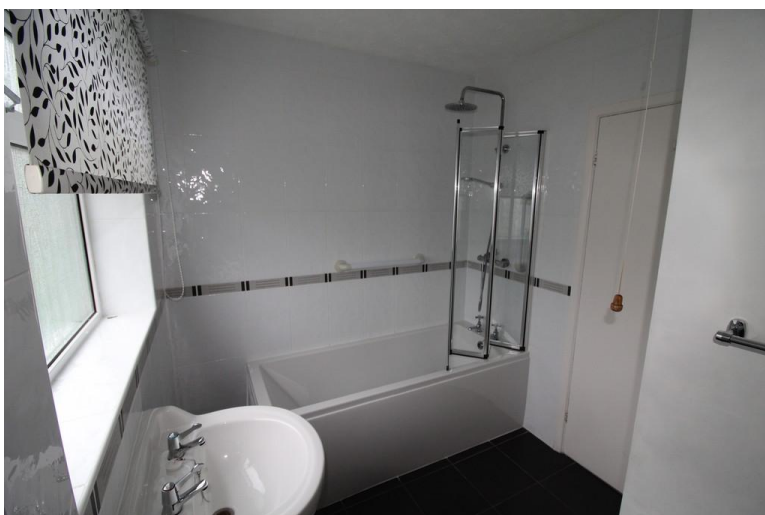
GARAGE

8' 6" x 15' 11" (2.60m x 4.87m) Having up and over door, rear pedestrian door, window to side elevation, power and lighting.

OUTSIDE

A concrete pathway leads down one side of the property opening up to the rear garden.

Being majority laid to lawn with timber fencing to most





boundaries.

Also with; timber garden shed, two separate brick built garden stores to the rear of the garage.

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

Ground Floor



The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

