



Robertson Road, North Hykeham, Lincoln





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Offers in excess of £152,500

- SEMI-DETACHED BUNGALOW
- CHARMING RESIDENTIAL LOCATION
- SPACIOUS DINING KITCHEN
- LOW-MAINTENANCE ENCLOSED GARDEN
- NO ONWARD CHAIN!
- ONE DOUBLE BEDROOM
- EASE OF ACCESS TO AMENITIES
- GENEROUSLY PROPORTIONED LOUNGE
- MULTI-CAR DRIVEWAY
- Tenure: Freehold EPC 'D' (65)

WELCOME... HOME SWEET HOME..!

Are you ready for Robertson Road? An individually constructed semi-detached smasher! Pleasantly positioned within a highly renowned residential location. Surrounded by a vast array of excellent local amenities. This well-maintained residence is ready and waiting for your immediate appreciation! The property's accommodation comprises: Entrance porch, inner hallway, a large lounge, dual-aspect dining kitchen, generous DOUBLE bedroom and a modern three-piece bathroom. Externally, the bungalow enjoys a private and fully enclosed low maintenance garden. The front aspect is beautifully established, with a multi-car DRIVEWAY. Allowing tandem off-street parking. Further benefits of this delightful residence include part uPVC and part wooden double glazing throughout and gas fired central heating. MAKE YOUR MOVE... This lovely home is ready and waiting for your immediate appreciation! Marketed with NO ONWARD CHAIN..!



ENTRANCE PORCH:

3'1 x 2'6 (0.94m x 0.76m)
Accessed via a uPVC front entrance door. Providing carpeted flooring and access into the inner hallway.

INNER HALL:

12'9 x 4'1 (3.89m x 1.24m)
Accessed via a secure door. Providing carpeted flooring, a double panel radiator, ceiling light fitting, smoke alarm, loft hatch access point and a central heating thermostat. Access into the dining kitchen, bedroom, bathroom and lounge.

LOUNGE:

11'10 x 10'9 (3.61m x 3.28m)
A well-proportioned reception room. Providing carpeted flooring, a ceiling light fitting, a low-level double panel radiator, TV/telephone point and a uPVC double glazed window to the front elevation.

DINING ROOM:

11'9 x 7'9 (3.58m x 2.36m)
A generous reception room. Providing LVT flooring, a double panel radiator, TV point, a ceiling light fitting, sufficient dining space, two obscure hardwood double glazed windows to the side elevation. A fitted cupboard houses the electrical RCD consumer unit and gas/ electricity meters. An obscure uPVC double glazed rear door gives access into the garden. A fitted utility cupboard provides LVT flooring, a ceiling light fitting, fitted work surface and plumbing/ provision for a washing machine/ tumble dryer. There is an obscure hardwood double glazed window to the rear elevation. Within the dining room, an OPEN-ARCHWAY leads through to the kitchen.

KITCHEN:

8'5 x 6'10 (2.57m x 2.08m)
With continuation of the LVT flooring. The fitted kitchen hosts a range of wall and base units with roll-top work surfaces over and white tiled splash backs. Inset stainless steel sink with drainer. Provision for a freestanding fridge freezer and electric cooker with concealed extractor hood above. Ceiling light fitting and hardwood double glazed window to the rear elevation.

**BEDROOM:**

11'9 x 9'6 (3.58m x 2.90m)
A generous DOUBLE bedroom. Located at the front of the bungalow. Providing carpeted flooring, a ceiling light fitting and a low-level double panel radiator. uPVC double glazed window to the front elevation.

10'8 x 5'5 (3.25m x 1.65m)

BATHROOM:

Of modern design. Providing tile-effect flooring. A panelled bath with mains shower facility, chrome taps and white tiled splash backs. A low-level W.C and a pedestal wash hand basin with chrome taps. A fitted airing cupboard houses the gas-fired central heating boiler. There is a double panel radiator, a ceiling light fitting and a large obscure hardwood window to the rear elevation.

EXTERNALLY:

The property stands on a well-appointed corner plot. The front aspect provides a beautifully tended and established frontage, with a variety of mature bushes and shrubs, with gravelled borders. There is a low-level walled front boundary, with a brick pillared driveway. Providing tandem off-street parking. Additional parking could be created, via the front garden. If required. A secure timber right sided access gate opens into the low-maintenance and fully enclosed rear garden. Hard landscaped with gravelled borders, an outside tap, garden shed and external light. There are fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and part uPVC and part wooden double glazing.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold. Sold with vacant possession.

Approximate Size: 477 Square Ft.

Measurements are approximate and for guidance only.

Local Authority:

North Kesteven District Council.



Council Tax: Band 'A'

EPC: Energy Performance Rating: 'D' (65)

Local Information & Amenities:

North Hykeham is conveniently situated South of the historic City of Lincoln. There is ease of access onto the A46. This property is positioned close to a wide array of local amenities, including a range of local shops, a large ASDA superstore, takeaways, doctors surgery, a hairdressers, sports centre, train station and a range of schools.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

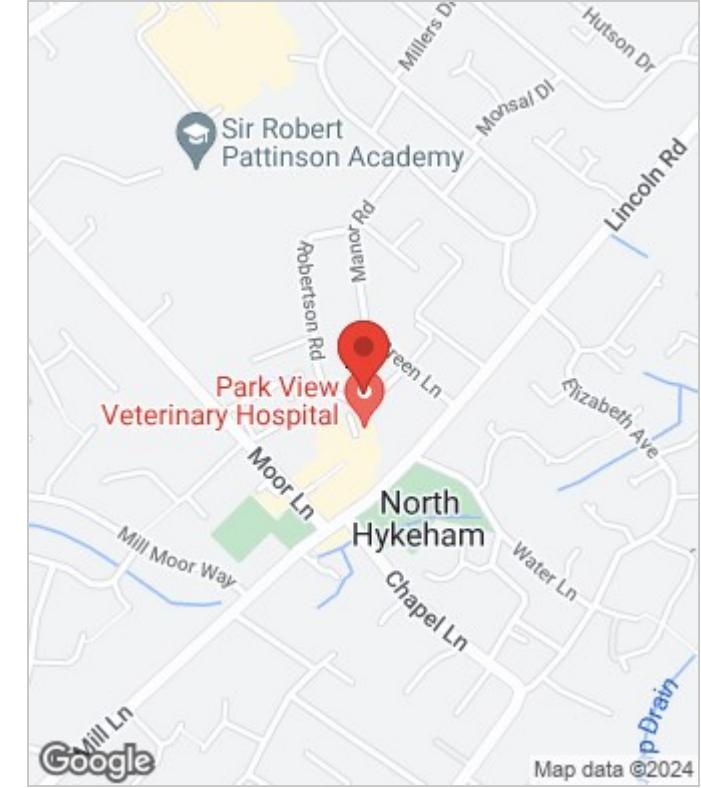
Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		65
(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	

