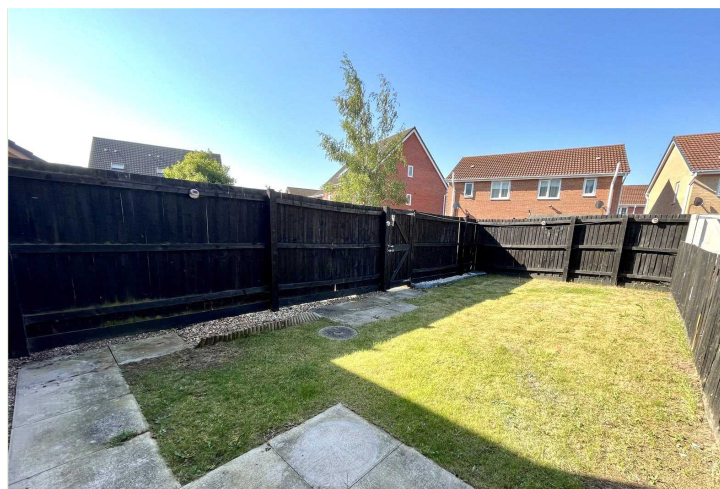




Capito Drive, North Hykeham,  
Lincoln, LN6

**Offers Over: £165,000**

**Tenure: Freehold**



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North Hykeham T: (01522) 682256



Capito Drive, North Hykeham, Lincoln, LN6  
Offers Over: £165,000 Tenure: Freehold

Council Tax Band: A  
EPC Rating: C  
Local Authority: North Kesteven District Council,  
Sleaford

Other important information which you will need to know about this property can be found at [your-move.co.uk](http://your-move.co.uk)

IDEAL FIRST TIME BUY OR INVESTMENT WITH THIS 2 DOUBLE BEDROOM PROPERTY WHICH IS MOVE IN READY AND OFFERS A LOW MAINTANCE AND SUN RICHS REAR GARDEN, ALLOCATED PARKING AND NO ONWARDS CHAIN!! This is one that won't stick around so book your viewing NOW!! EPC GRADE C.

**Entrance Hall**  
With a double glazed window to the side aspect, radiator and access to;

**WC**  
Hosting a low level WC, pedestal wash hand basin, radiator, tile splashbacks and a double lazed

**Lounge**  
13'1" x 11'6" (4m x 3.5m)  
Spacious lounge comprising carpet flooring, radiator, television aerial point, ascending carpet flooring and a double glazed window to front aspect.

**Kitchen-Diner**  
14'1" x 8'2" (4.3m x 2.5m)  
Modern fitted kitchen comprising a range of wall and base units, sink and drainer unit, integral oven with a four ring gas hob and extractor hood, integral dishwasher, integral washing machine, radiator, space for dining furniture, double glazed window to the rear aspect and uPVC double glazed French doors to the rear aspect.

**Landing**  
With carpet flooring and access to;

**Bedroom 1**

10'6" x 11'2" (3.2m x 3.4m)  
Double bedroom comprising carpet flooring, radiator, over stairs storage cupboard, fitted wardrobes, television aerial point and two double glazed windows to the front aspect.

**Bedroom 2**  
10'2" x 7'10" (3.1m x 2.4m)  
Double bedroom comprising carpet flooring, radiator and a double glazed window to the front aspect.

**Bathroom**  
6'7" x 5'11" (2m x 1.8m)  
Family bathroom suite hosting a panelled bath with an overhead main shower, low level WC, pedestal wash hand basin, radiator rail, vinyl flooring, fully tiled walls, extractor fan and a double glazed window to the rear aspect.

**Gardens**  
The rear garden offers a low maintenance, fully enclosed and sun rich space which is laid to a combination of lawn and patio.

**Parking**  
To the rear of the property there are two allocated parking spaces with access to them via the rear gardens secure gate.

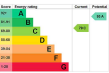
**Tenure**  
Freehold  
North Kesteven District Council  
Tax Band A

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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

