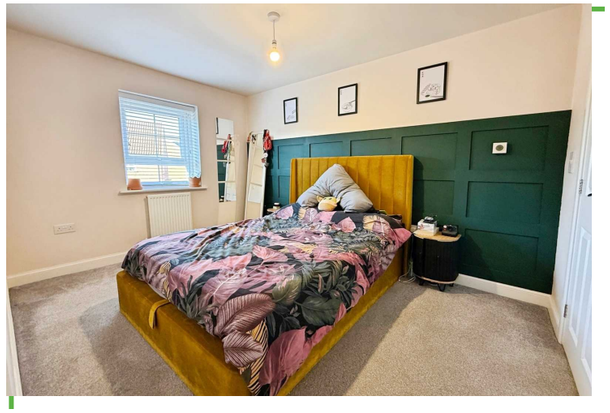
















Pius Avenue, North Hykeham,
Lincoln, Lincolnshire, LN6

Asking Price: £225,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Pius Avenue, North Hykeham, Lincoln, Lincolnshire, LN6

Asking Price: £225,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: B
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

This flawless semi-detached property offers tasteful and ready to move into interior, spacious accommodation, two double bedrooms and a generous single, a family bathroom and a modern ensuite!! MODERN LIVING CLOSE TO A WEALTH OF AMENITIES!!. This really is the perfect first time buy or next step up the property ladder so BE QUICK!! CALL NOW to avoid disappointment!!! EPC GRADE B

Entrance Hall
Comprising laminate flooring, radiator, composite entrance door to the front aspect and ascending carpet stairs leading to the first floor landing.

WC
Hosting tiled flooring, radiator, corner wash hand basin, low level WC, extractor fan and tile splashbacks.

Lounge
16'2" x 11'11" (4.93m x 3.63m)
Well sized and naturally bright lounge comprising laminate flooring, television aerial point, wall mounted central heating thermostat and double glazed windows to the front and side aspects with fitted blinds.

Kitchen-Diner
15' x 10'6" (4.57m x 3.2m)
Modern and beautifully sized fitted kitchen-diner comprising a range of wall and base units with contrasting work surfaces, sink and drainer unit, integral oven with a four ring gas hob and an extractor hood, space and plumbing for a washing machine, space for a tall standing fridge-freezer, wall mounted central heating boiler, ample space for dining furniture, double glazed window to the rear aspect, radiator, laminate flooring, under stairs storage cupboard and uPVC double glazed French doors to the rear aspect.

Landing
With carpet flooring, loft access, radiator, storage cupboard and access to;

Bedroom 1
8'6" x 13'10" (2.6m x 4.22m)
Double bedroom comprising carpet flooring, radiator, feature panelled wall, central heating thermostat and a double glazed window to the front aspect with fitted blinds.

Ensuite
4'5" x 8'6" (1.35m x 2.6m)
Modern and impeccable ensuite comprising a walk in shower unit, low level WC, pedestal wash hand basin, radiator, tile splashbacks, tiled flooring, extractor fan and a double glazed window to the side aspect.

Bedroom 2
8'6" x 10'2" (2.6m x 3.1m)
Double bedroom comprising carpet flooring, radiator and a double glazed window to the rear aspect with fitted blinds.

Bedroom 3
8'6" x 6'4" (2.6m x 1.93m)
Generously sized third bedroom comprising carpet flooring, radiator and a double glazed window to the front aspect with fitted blinds.

Bathroom
Modern family bathroom suite hosting a panelled bath with an overhead shower, low level WC, pedestal wash hand basin, radiator, tiled flooring, partially tiled walls and a double glazed window to the rear aspect.

Gardens
The front aspect of the property offers two allocated spaces providing adequate off street parking. The rear garden is beautifully private, fully enclosed and is laid to a combination of patio, lawn and a decking area with a timber pergola.

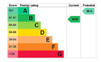
Tenure
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North Kesteven District Council
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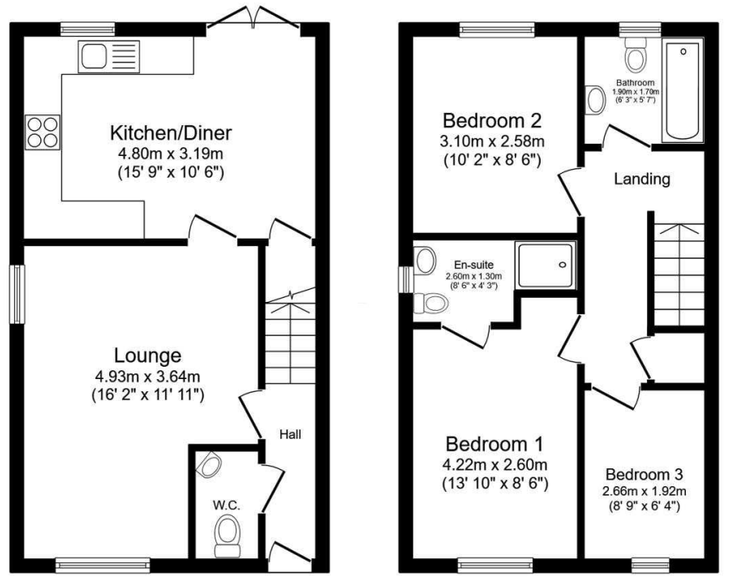
All Measurements
All Measurements are Approximate.

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



For full EPC please contact the branch.



Total floor area: 75.6 sq.m. (814 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

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