



King&Co.

64 CONSTANCE AVENUE, NORTH HYKEHAM, LINCOLN LN6 8SS
£349,000



Positioned in the popular area of North Hykeham, this immaculately presented 3/4 bedroom detached family home offers both style and space, making it ideal for growing families or anyone seeking comfort and convenience. Set on a larger-than-average plot, the property boasts a spacious garden and a large, detached workshop/garage.



INFORMATION ~ Council Tax Band: C

~ Construction: Cavity Wall

~ Main heating: Gas central heating

~ Utilities: Mains gas, electric, drainage and water

~ Broadband: Ultrafast full fibre available

~ Mobile: Mobile coverage available

~ EPC rating C73

For more information on broadband and mobile coverage go to: checker.ofcom.org.uk
checker.ofcom.org.uk/

SUMMARY The home features a welcoming entrance, a spacious living/dining room, beautifully presented kitchen/breakfast room and a large conservatory complemented by a modern family bathroom. Off-street parking and a double garage/workshop to the rear add to the flexible accommodation on offer.

INFORMATION Located within walking distance to all the amenities and facilities North Hykeham has to offer, this is a fantastic opportunity to secure a spacious family home that combines generous internal and outdoor space.

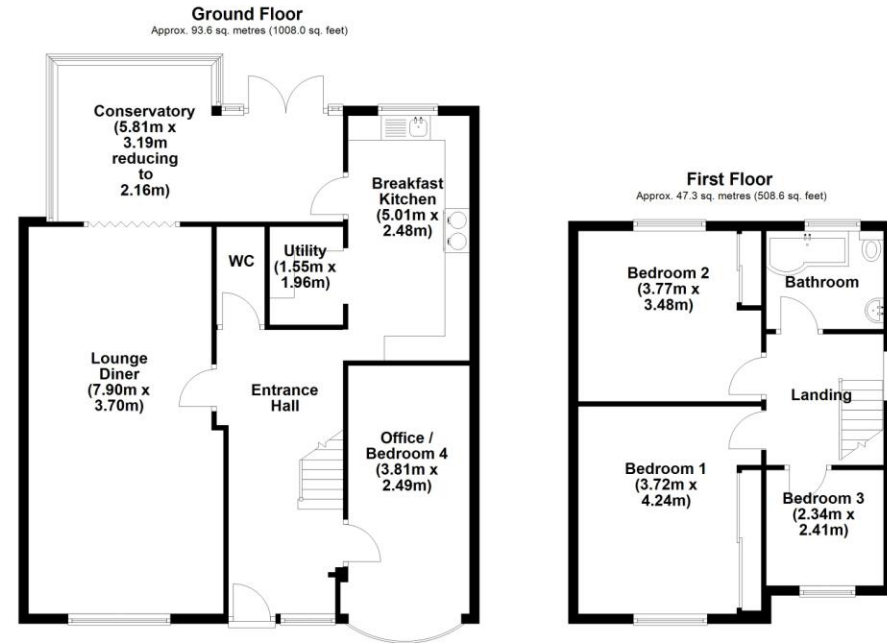
SERVICES Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

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

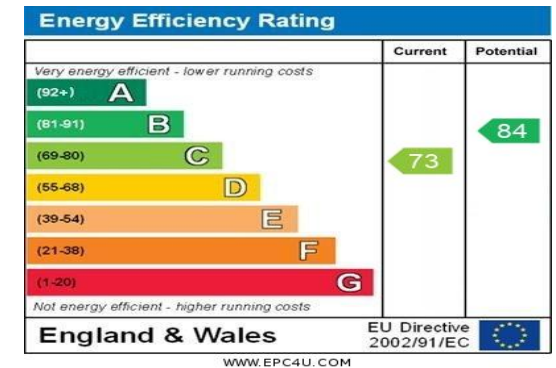
ANTI MONEY LAUNDERING King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds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





Total area: approx. 140.9 sq. metres (1516.6 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.