

3 Bed Semi-Detached In Nightingale Close South Hykeham, Lincoln, LN6 9LG  
£80,500





## SHORT DESCRIPTION

Property Ref: 16163 Spacious 3 Bedroom Semi Detached Home in Popular South Hykeham Location. Located in the sought-after area of Nightingale Close, South Hykeham, Lincoln, Lincolnshire, LN6, this well-presented three-bedroom semi-detached property offers generous living space, modern comforts, and excellent outdoor areas, making it an ideal home for families, first-time buyers, or investors. The property is positioned in a quiet residential setting while still being conveniently close to local amenities, schools, and transport links, providing both comfort and practicality for everyday living. Inside, the home features a bright and welcoming living room, perfect for relaxing with family or entertaining guests. The layout flows nicely into the rest of the accommodation, offering a practical and comfortable living environment. The property benefits from three well-proportioned bedrooms, providing flexible space for family members, guests, or a home office. With two bathrooms, the home is well-suited to busy households, ensuring convenience and ease during the morning routine. Outside, the home truly shines with both front and rear gardens. The rear garden offers a private outdoor space ideal for relaxing, gardening, or summer gatherings, while the front garden adds to the property's attractive kerb appeal. Parking is well catered for with on-street parking as well as a private driveway, offering convenience for homeowners and visitors alike. Key Features - Spacious three-bedroom semi-detached home Two bathrooms Bright and comfortable living room Sought-after South Hykeham location On street parking and private driveway Front and rear gardens Double glazing Eco-friendly features This lovely home combines space, location, and efficiency, presenting a fantastic opportunity to secure a property in one of Lincoln's popular residential areas. Property Type: Semi-detached Full selling price: £230000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 35% Share price: £80500.00 Monthly rent based on 35% share: £350.70 Remaining lease (In Years): 199 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £447.72 Council tax band: A EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

3

Bed Room(s)

2

Bath Room(s)

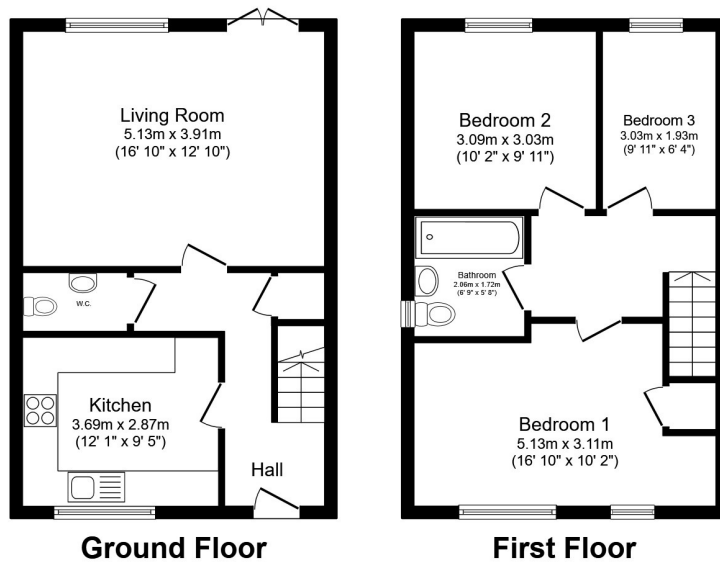
1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.





Total floor area 82.8 sq.m. (892 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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