

3 Bed Semi-Detached In Nightingale Close South Hykeham, Lincoln, LN6 9LG  
£58,750





## **SHORT DESCRIPTION**

Property Ref: 16597 Nestled within a peaceful cul-de-sac, this beautifully presented three-bedroom semi-detached home offers the perfect blend of modern comfort, privacy, and convenience. Built just five years ago and maintained to an immaculate standard, the property is truly turnkey. Set in a private position and not overlooked, the home enjoys a wonderful sense of seclusion, complemented by a south-facing orientation that fills the interiors and garden with natural light throughout the day. To the front, ample driveway parking and a neatly enclosed garden create an attractive first impression. Inside, the property boasts a thoughtfully designed layout, featuring a bright and welcoming living room alongside a contemporary kitchen and dining space ideal for both everyday living and entertaining. The home offers three well-proportioned bedrooms and two modern bathrooms, all finished to a high specification. The rear garden is fully enclosed and designed for low-maintenance enjoyment, complete with a patio area perfect for outdoor dining and relaxation. This eco-friendly home benefits from excellent insulation, double glazing, and gas central heating, ensuring year-round comfort and energy efficiency. Perfectly positioned, the property is within easy reach of highly regarded schools, local supermarkets, and a nearby train station, making it ideal for families and commuters alike. Excellent transport links, including convenient access to the A46 and regular bus routes, further enhance its appeal. For those who enjoy the outdoors, scenic nature parks are just a short walk away. A superb opportunity to acquire a stylish, energy-efficient home in a sought-after and tranquil location. Property Type: Semi-detached Full selling price: £235000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £58750.00 Monthly rent based on 25% share: £415.57 Remaining lease (In Years): 120 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £499.92 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

**3**

**Bed Room(s)**

**2**

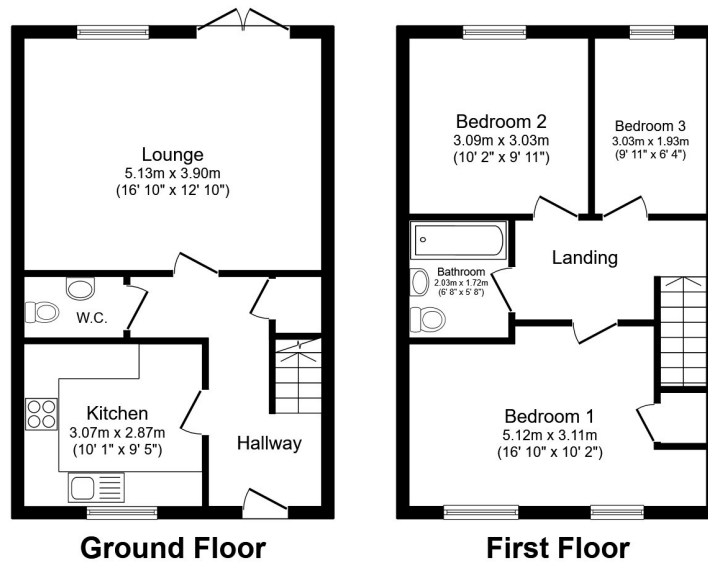
**Bath Room(s)**

**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 82.5 sq.m. (888 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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