



**Langley Road  
North Hykeham  
Lincoln  
LN6 9RX**

**Offers in Excess of £255,000**

**bettermove** 

# Langley Road Lincoln

Bettermove are delighted to welcome to the market this charming three bedroom detached house in North Hykeham, available with no forward chain.

The vendor is currently carrying out renovations to the property including painting all the walls and replacing the floors and doors.

The property benefits from double glazing, gas central heating throughout and has a detached double garage. The council tax band is C.

The interior of this beautifully-presented property comprises a spacious living room, separate dining room, modern open plan kitchen, pantry, conservatory and family bathroom on the ground floor. The first floor consists of three bedrooms. The exterior boasts an enclosed rear garden with decked and patio areas, perfect for enjoying the summer months.

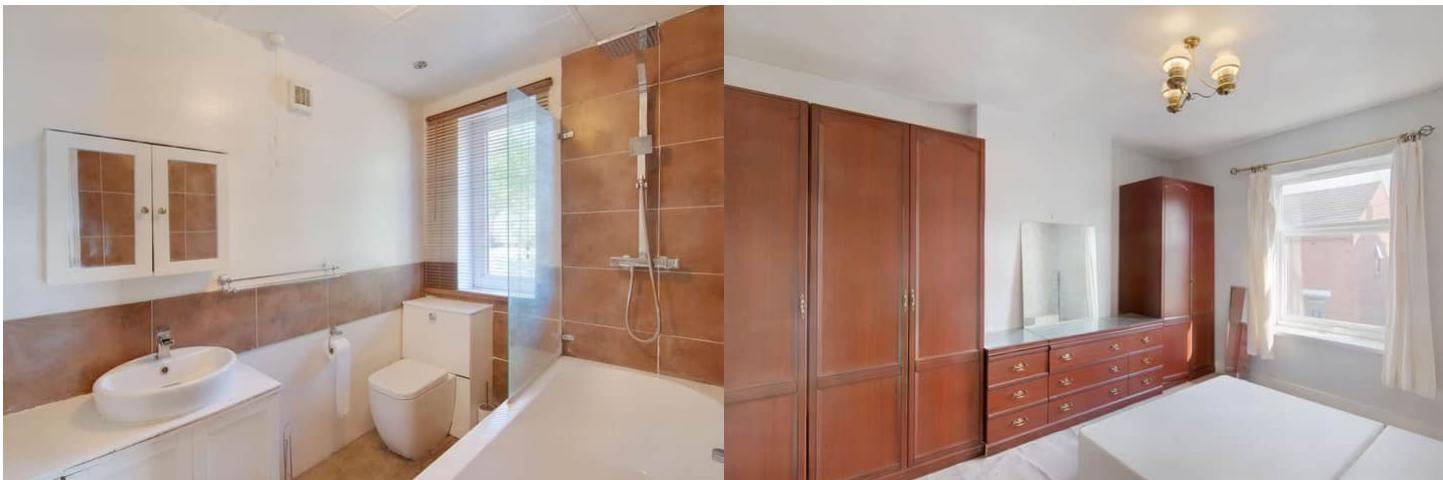
Situated in the sought after town of North Hykeham, the property is close to a wide range of amenities including supermarkets, shops, restaurants and pubs. Transport links can be found from Hykeham rail station, the A46 and A607.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



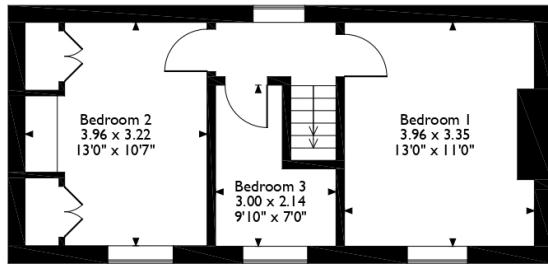
# Langley Road North Hykeham, Lincoln, Lincolnshire

Approximate Gross Internal Area

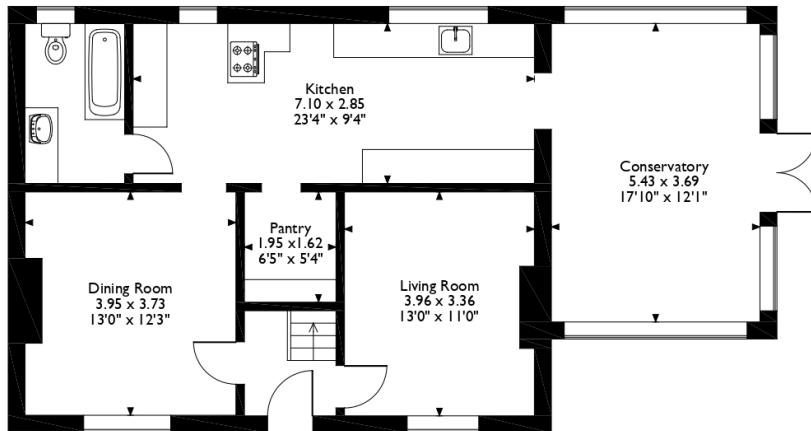
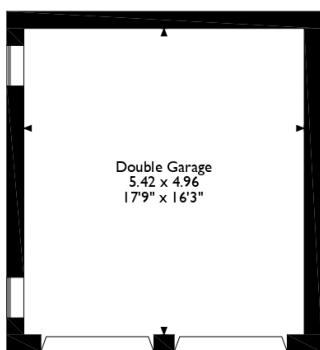
Main House = 120 Sq M/1292 Sq Ft

Garage = 27 Sq M/291 Sq Ft

Total = 147 Sq M/1583 Sq Ft



**First Floor**



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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