



Highfield Terrace, North Hykeham, Lincoln

Asking Price £240,000



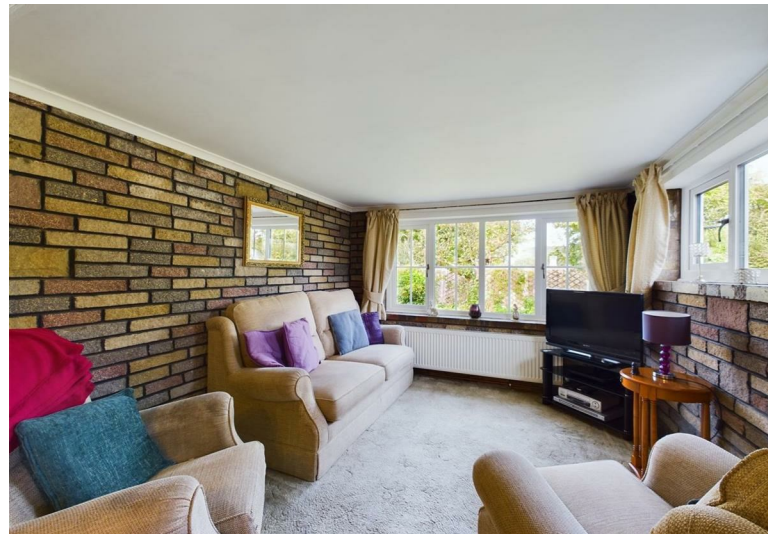
Highfield Terrace, North
Hykeham, Lincoln

Bungalow - Detached
3 Bedrooms, 1 Bathroom

Asking Price £240 000

- Detached Bungalow
- Generous Plot
- Non-Estate Position
- Private Road
- Modern Kitchen and Shower Room
- Sun Room
- Open Plan Lounge and Dining Room
- No Onward Chain
- Freehold
- EPC Rating D / Council Tax B

Three bedroom detached bungalow occupying a generous plot with a non-estate position on a private road in the popular North Hykeham area. Comprising internally of an entrance passage, modern kitchen and shower room, sun room, three bedrooms and an open plan lounge and dining area. No onward chain.



Three bedroom detached bungalow occupying a generous plot with a non-estate position on a private road in the popular North Hykeham area. Comprising internally of an entrance passage, modern kitchen and shower room, sun room, three bedrooms and an open plan lounge and dining area. Front and rear gardens, driveway parking and large garage. No onward chain.

Highfield Terrace is located just off Lincoln Road in North Hykeham, situated to the south of Lincoln, benefitting from local schooling and amenities plus easy access to the A46 bypass.

EPC Rating - D
Council Tax Band - B
Tenure - Freehold

COVERED PASSAGE

Composite door to the front with a stable door to the rear accessing the garden, tiled flooring, light fitting and a water supply.

HALL

Double glazed entrance door, carpet flooring, light fitting, radiator, Danfoss thermostatic control, airing cupboard housing the Worcester combination boiler and loft hatch access with lighting and a pull down ladder.

KITCHEN

9'11" x 7'11"

Base and eye level units with thin worksurfaces, complimentary splash backs and an inset composite sink and drainer. Fitted oven, gas hob with extractor over, space and plumbing for a washing machine. Vinyl flooring, radiator and a light fitting. Open to the sun room.



SUN ROOM
10'0" x 9'6"
PVC French doors and side panels to the rear, PVC window to the side, radiator, carpet flooring and a light fitting.

DINING ROOM
13'8" x 9'11"
PVC window to the side aspect, radiator, carpet flooring, light fitting and an electric feature fire with hearth and surround.

LOUNGE
10'0" x 10'0"
Dual aspect with PVC windows to the side and rear, carpet flooring and a radiator.

BEDROOM
10'7" x 5'11"
PVC window to the side aspect, carpet flooring, radiator and a pendant fitting.

BEDROOM
10'9" x 10'4"
PVC bay window to the front aspect, carpet flooring, radiator, pendant fitting and fitted bedroom furniture.

BEDROOM
10'11" x 7'5"
PVC bay window to the front aspect, carpet flooring, radiator and a light fitting.

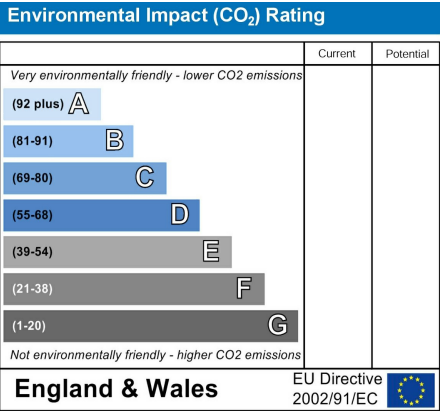
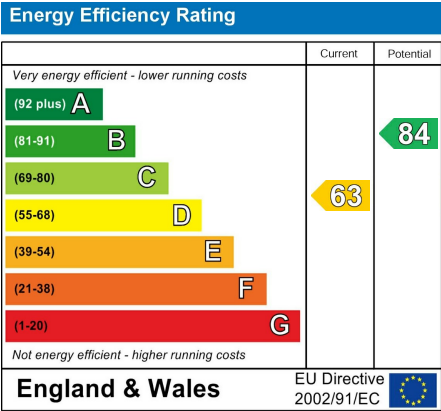
SHOWER ROOM
7'5" x 5'6" max measurements
Low level WC, pedestal wash basin and a walk in mains fed shower cubicle. Vinyl flooring, mermaid boarded walls, double glazed window to the side, light fitting and a heated towel rail.

OUTSIDE
To the front is a concrete driveway for off road parking, mature planted borders and gravelled areas plus lighting. The rear offers a private and fully enclosed garden being mainly laid to lawn with mature planted borders and fruit trees, patio and

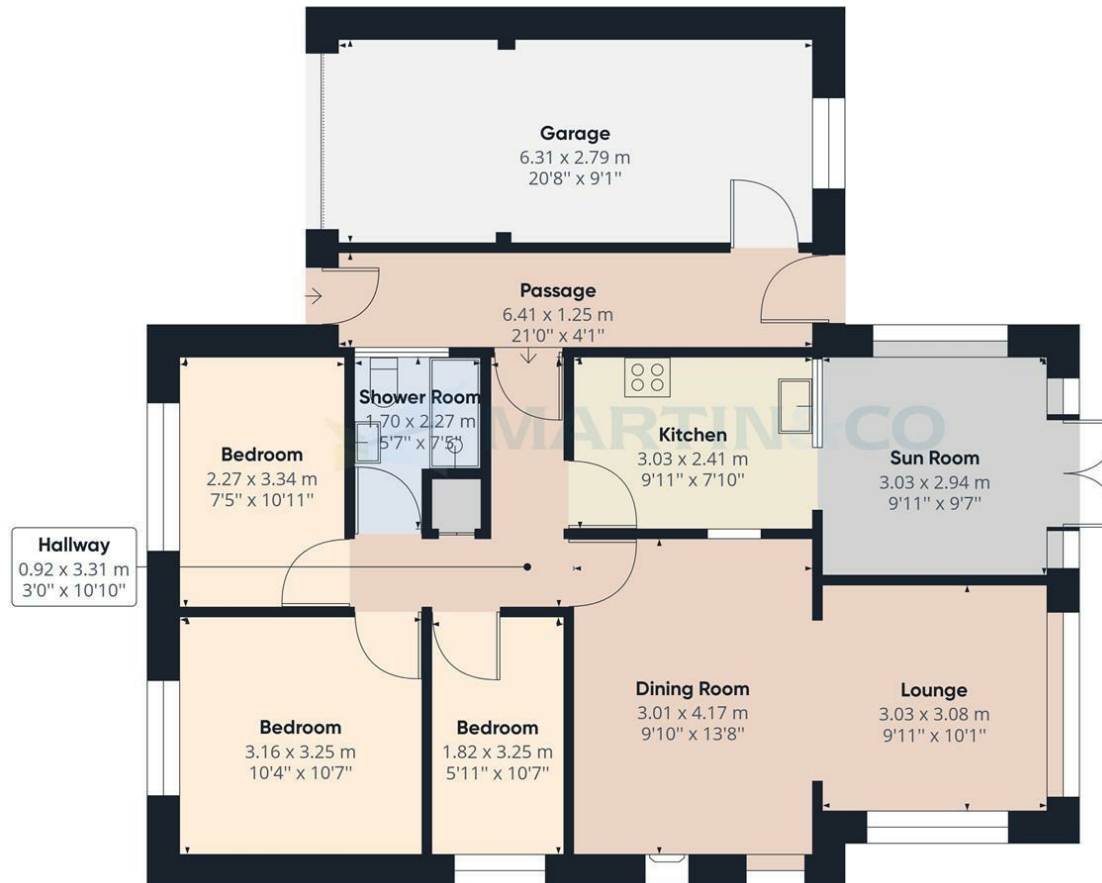
gravel areas. Outside lighting and a shed and greenhouse are included within the sale.

GARAGE
20'8" x 9'2"
Up and over door to the front with a personnel side door, PVC window to the rear, mains consumer unit and meters are housed, light and power.

FIXTURES & FITTINGS
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







Approximate total area⁽¹⁾

99.53 m²
1071.30 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.