



Crow Park, South Hykeham, Lincoln

Asking Price £265,000




MARTIN&CO

Crow Park, South Hykeham,
Lincoln

Bungalow - Detached
4 Bedrooms, 2 Bathroom
Asking Price £265,000

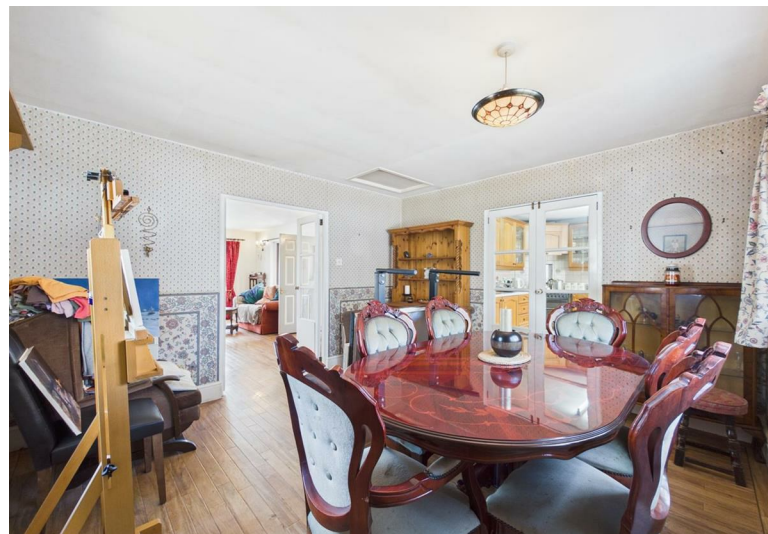
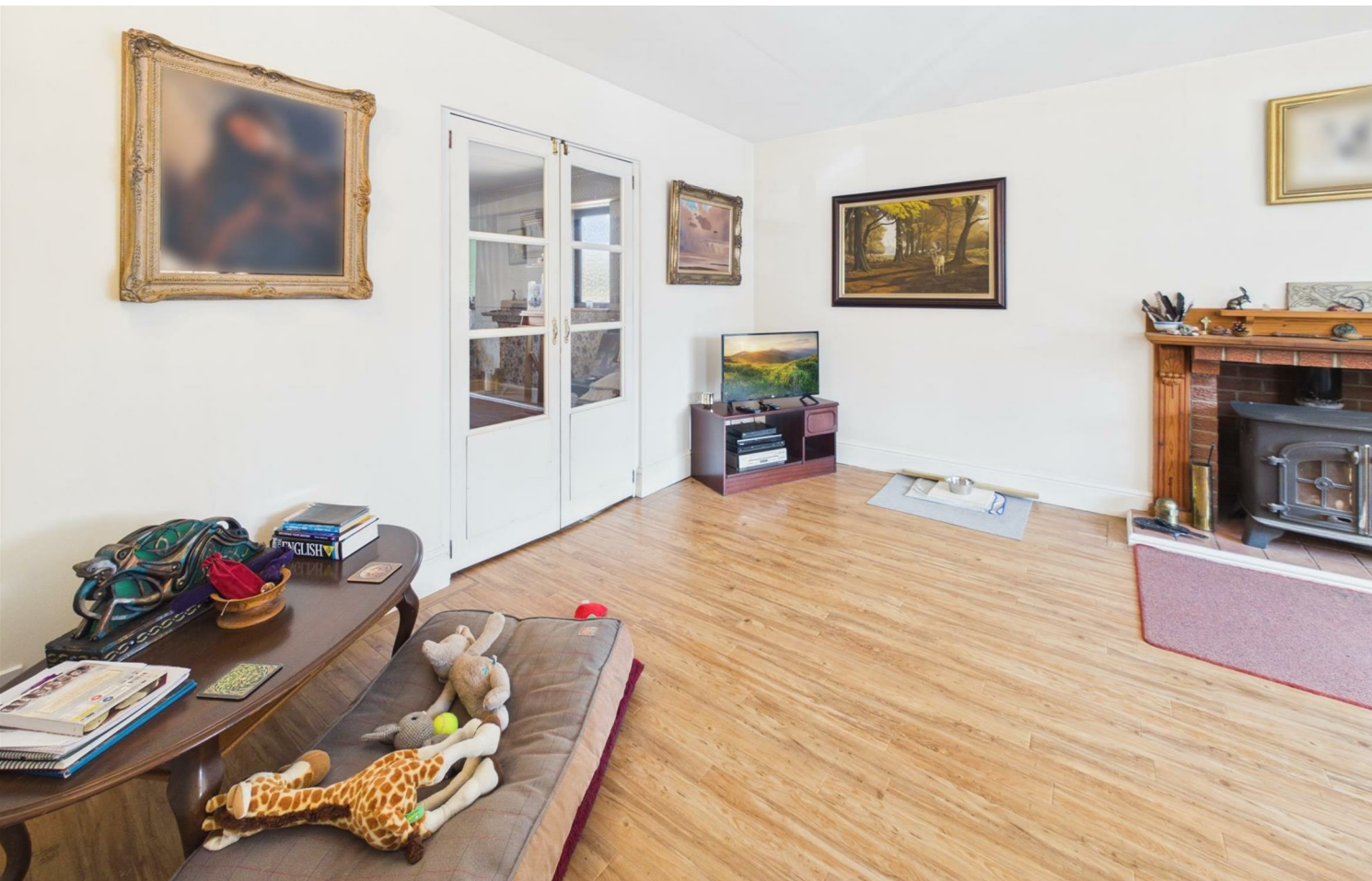
- Versatile Family Home
- 4 Bedrooms
- 2 Bathrooms
- No Onward Chain
- Secluded Private Lane
- Council Tax - Band D
- EPC - E
- Tenure - Freehold

Situated in the popular area of South Hykeham, this spacious and versatile property offers generous accommodation arranged over two floors, with multiple reception spaces, four bedrooms, two bathrooms and a double garage.

The ground floor provides a welcoming entrance hall with useful storage and stairs rising to the first floor. The living room features a UPVC double glazed bay window and a log burner with mantle and hearth, creating an attractive focal point, with glazed doors providing access to the sun room and further doors leading through to the dining room. The dining room offers additional flexible living space, while the kitchen provides a range of fitted units and space for appliances.

Further ground floor accommodation includes a conservatory with access to the rear garden, three bedrooms and a bathroom with shower enclosure. Upstairs, a spacious landing with extensive built-in storage leads to a further bedroom and second bathroom, offering excellent flexibility for families, guests or those requiring additional workspace.

Externally, the property benefits from a north-facing rear garden, predominantly laid to lawn and enclosed by fencing and hedging. To the front is a driveway providing access to the double garage, which benefits from two up and over doors, power and lighting.



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Sunroom
8'8" x 8'1"
Tiled flooring, part brick construction, wall light and UPVC double glazed windows. Providing access into the main entrance hall and living room.

Entrance Hall
10'5" x 9'9"
Carpet flooring, useful storage cupboard, wooden door leading to the sun room and stairs rising to the first floor. Two pendant light fittings.

Living Room
21'2" x 12'7"
Laminate flooring with UPVC double glazed bay window to the front aspect and privacy glazed window to the side. Log burner with mantle and hearth, two wall lights, glazed doors leading to the sun room and further doors providing access to the dining room.

Dining Room
12'0" x 12'8"
Laminate flooring with UPVC double glazed windows to the front and side aspects, pendant light fitting and



electric storage heater. Loft access and doors leading through to the kitchen.

Kitchen
10'5" x 12'0"
Fitted with a range of base and eye level units with laminate effect work surfaces. Composite sink and drainer with mixer tap, gas cooker with extractor above and space and plumbing for a washing machine. Laminate flooring, strip lighting, window overlooking the conservatory and doors leading to the dining room.

Conservatory
6'9" x 12'0"
Part brick construction with strip lighting and wooden single glazed doors to either side providing access to the rear garden.

Bedroom
10'6" x 12'7"
Carpet flooring, double glazed window to the rear aspect, pendant light fitting and electric storage heater.

Bedroom
10'6" x 12'7"
Carpet flooring, double glazed window to the front aspect, pendant light fitting and electric storage heater.

Bedroom
7'3"x 8'11"
Carpet flooring, double glazed window, pendant light fitting and electric storage heater.

Bathroom
10'5" x 6'9"
Carpet flooring with low level WC and vanity unit incorporating a porcelain wash hand basin. Shower enclosure with mains fed mixer shower, UPVC double glazed privacy window to the rear, two wall lights and ceiling light above the shower. Airing cupboard housing the water tank.

Stairs & Landing
15'4" x 14'11"
Carpet flooring with pendant light fitting and spotlight. Generous built in storage cupboards, electric storage heater and window to the front aspect.

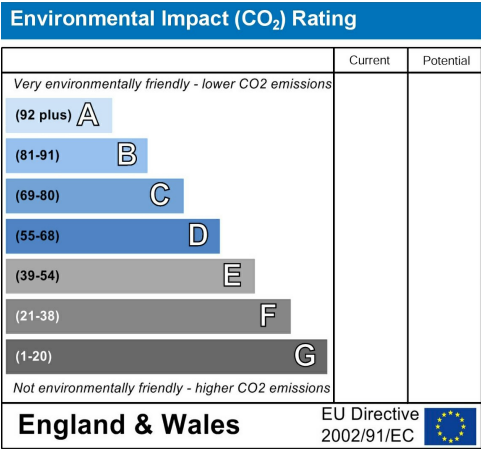
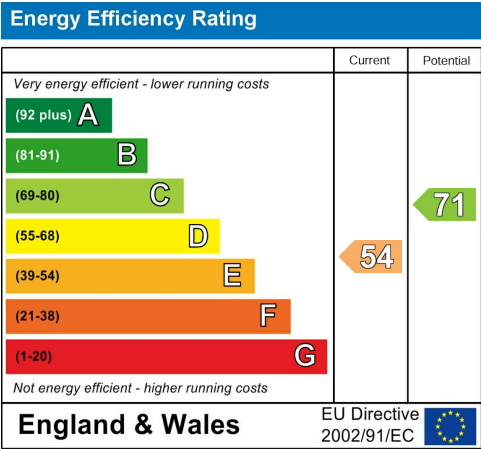
Bathroom
7'10" x 7'6"
Carpet flooring with low level WC, vanity unit incorporating a porcelain wash hand basin and shower cubicle. Airing cupboard housing a separate immersion water tank and two light fittings.

Bedroom
18'3" x 11'3"
Carpet flooring, window to the front aspect, pendant light fitting and electric storage heater. Wooden door providing access to the side fire escape.

Double Garage
19'11" x 18'1"
Double garage with two up-and-over doors, power and lighting. Side access door and window.

Outside
To the front of the property is a driveway leading to the double garage, with access to the property via the sun room. The rear garden is north facing and predominantly laid to lawn, enclosed by fencing and mature hedging.

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.







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