



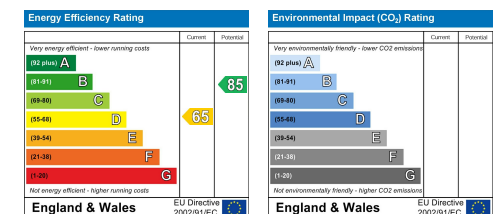
**Hathersage Avenue, North Hykeham,
Lincoln**

Hathersage Avenue, North
Hykeham, Lincoln

Bungalow - Detached
2 Bedrooms, 1 Bathroom

Asking Price £295,000

- Modern and Well Presented Home
- Generous Plot
- Open Plan Living
- Fully Fitted Kitchen with Integrated Appliances
- Conservatory
- Wraparound Gardens
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D
- Council Tax Band - C



Two bedroom detached bungalow occupying a generous plot within the popular North Hykeham area of Lincoln. Having been recently renovated throughout by the current owner, this property is a must view for those looking for a modern, spacious and well presented home. Comprising internally of an entrance hall, two bedrooms, modern shower room, open plan kitchen diner, living room and conservatory. Externally offering a generous wraparound garden, driveway parking for multiple vehicles and a single garage. Sold with no onward chain.

North Hykeham is situated to the south of Lincoln, benefitting from local schooling and amenities plus

easy access to the A46 bypass and train station.

EPC Rating - D
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Tenure - Freehold

Entrance Hall

Composite front door with PVC side panels, wood effect laminate flooring, radiator, spot lit ceiling, digital thermostatic controls and access to the loft via a pull down ladder. In-built storage cupboard houses the mains consumer unit, gas and electric meters plus hanging space for coats etc.



Shower Room

9'4" x 5'2"

Concealed vanity cistern WC and vanity wash basin plus a walk in double cubicle housing the mains thermostatic shower with over head rainfall and separate body sprayer attachment. PVC side windows, wood effect laminate flooring, heated towel rail, spot lit ceiling and extractor.

Bedroom

11'5" x 8'4"

PVC window to the side with a further circular fixed window to the front, wood effect laminate flooring, radiator and a light fitting.

Bedroom

17'0" x 9'8"

PVC side windows, wood effect laminate flooring, spot lit ceiling, two radiators and in-built wardrobe storage.

Kitchen

13'9" x 9'5"

Modern base and eye level units with laminated work surfaces incorporating a breakfast bar, matching upstand and an inset composite sink and drainer. Fully fitted with a range of appliances to include a double oven, hob with extractor over plus an integrated fridge freezer and dishwasher. Space and plumbing for a washing machine, wood effect laminate flooring, radiator PVC side door and window. Open plan to the dining room.

Dining Room

12'4" x 9'6" (max measurements).

PVC side window with PVC door and side window to the conservatory, wood effect laminate flooring, radiator and a light fitting.

Living Room

16'5" x 9'11"

Wood effect laminate flooring, spot lit ceiling, radiator, PVC side window, rear door and window to the conservatory.

Conservatory

14'8" x 9'2"

Part brick, part PVC construction with French doors out to the garden, tile effect laminate flooring and a ceiling fan.

Garage

19'11" x 8'2" (max measurements).

Electric roller door to the front with a side personnel door and two side PVC windows, separately fused for light and power.

Outside

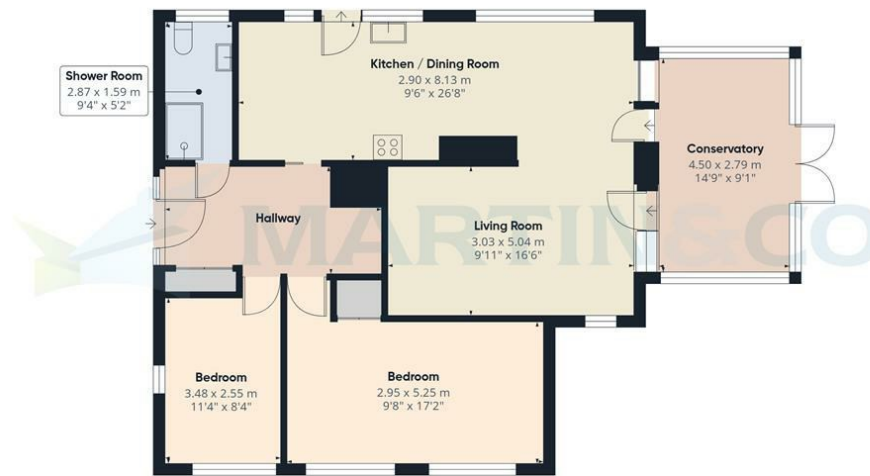
The front garden is extensively laid to gravel offering further off-road parking in addition to the concrete driveway, fenced with hedging surrounds, outdoor lighting and gated access to the rear.

To the rear is a generous wraparound garden having been landscaped to include a laid lawn, planted borders and low maintenance gravel seating areas. Fully enclosed with gated access to the front and side, outdoor lighting and a shed and greenhouse that are both included within the sale.

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.





Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

108.5 m²
1168 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.