



**Ullswater Close, North Hykeham,
Lincoln
Asking Price £360,000**


MARTIN & CO

Ullswater Close, North Hykeham,
Lincoln

Bungalow - Detached

3 Bedrooms, 1 Bathroom

Asking Price £360,000

- No Onward Chain
- Owned solar panels with battery storage
- Air source heat pump
- Flexible three/four bedroom layout
- Driveway providing parking for multiple vehicles
- EPC - B
- Tenure - Freehold
- Council Tax - Band C

Situated in a sought after residential location within North Hykeham, this spacious and versatile detached bungalow offers generous living accommodation, excellent off road parking and beautifully maintained gardens. The property has been enhanced with energy efficient features including an air source heat pump, owned solar panels with battery storage, making it an attractive and economical home to run. Boasting three/four bedrooms, multiple reception rooms including a conservatory, ample parking with a carport and a private rear garden, this fantastic home is perfectly suited to families, downsizers or those looking for flexible living space.



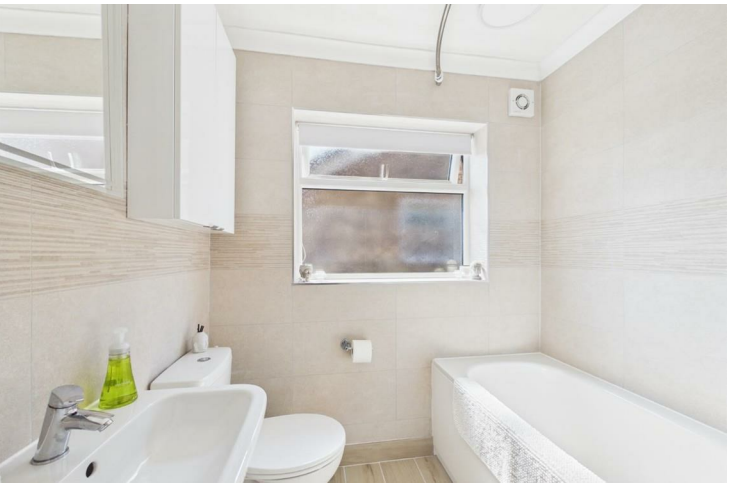
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Entrance Hall
8'3" x 6'2"
Welcoming entrance with tiled flooring, composite front door with privacy glazed surround, and access into the main hallway.

Living Room
11'8" x 15'10"
A bright dual aspect reception room featuring fitted carpet, large uPVC windows to the front and side elevations, electric fire, two radiators, pendant light fitting and wall lighting.

Kitchen
10'6" x 9'6"
Fitted with a range of base and eye level units complemented by marble effect laminate worktops. Bosch electric oven, Neff electric hob, composite sink with mixer tap, tiled flooring, spotlights, radiator, uPVC window overlooking the rear garden and space for a dishwasher, fridge freezer and microwave.



Conservatory
 10'4" x 10'6"
 A versatile additional reception room with tiled flooring, part brick construction, uPVC windows and patio doors opening onto the garden. Fitted with base and eye level storage units, spotlights and an electric radiator.

Hallway
 11'5" x 5'10"
 Spacious central hallway with fitted carpet, two globe light fittings, radiator, large uPVC window to the front aspect and cupboard housing the air source heating system.

Bedroom
 13'10" x 10'5"
 Double bedroom with fitted carpet, radiators and uPVC windows to both the front and side elevations.

Bathroom
 9'8" x 6'7"
 Comprising a panelled bath with mains fed shower over, low level WC, pedestal wash hand basin, tiled flooring, radiator, two globe light fittings, airing cupboard, Manrose extractor fan and obscure uPVC window to the side.

Bedroom
 10'0" x 12'3"
 Double bedroom with fitted carpet, radiator, globe light fitting and uPVC window overlooking the rear garden.

Bedroom
 6'5" x 9'4"
 Third bedroom with fitted carpet, radiator, pendant light and uPVC window to the rear.

Bedroom/Office
 9'0" x 9'1"
 Flexible room currently suitable as a fourth bedroom or home office, with fitted carpet, radiator, globe light and large uPVC window overlooking the rear garden.

Study
 9'1" x 9'7"
 Ideal for those working from home, featuring fitted carpet, radiator, globe light and uPVC window to the front aspect.

Utility Room
 8'11" x 5'11"
 Practical utility space with base and eye level units, stainless steel sink, tiled flooring, extractor fan, loft

access and space for a washing machine, tumble dryer and additional fridge freezer. uPVC sliding door leading to the rear garden.

Outside
 The front of the property offers an attractive lawn with mature flower beds, trees and shrubs, alongside a block paved driveway providing parking for multiple vehicles, a carport and an external power point.

The enclosed rear garden has been thoughtfully landscaped and enjoys raised decking, patio and lawned areas surrounded by mature trees, shrubs and established flower beds, creating a private outdoor space ideal for relaxing or entertaining. There are also three useful garden sheds providing excellent storage.

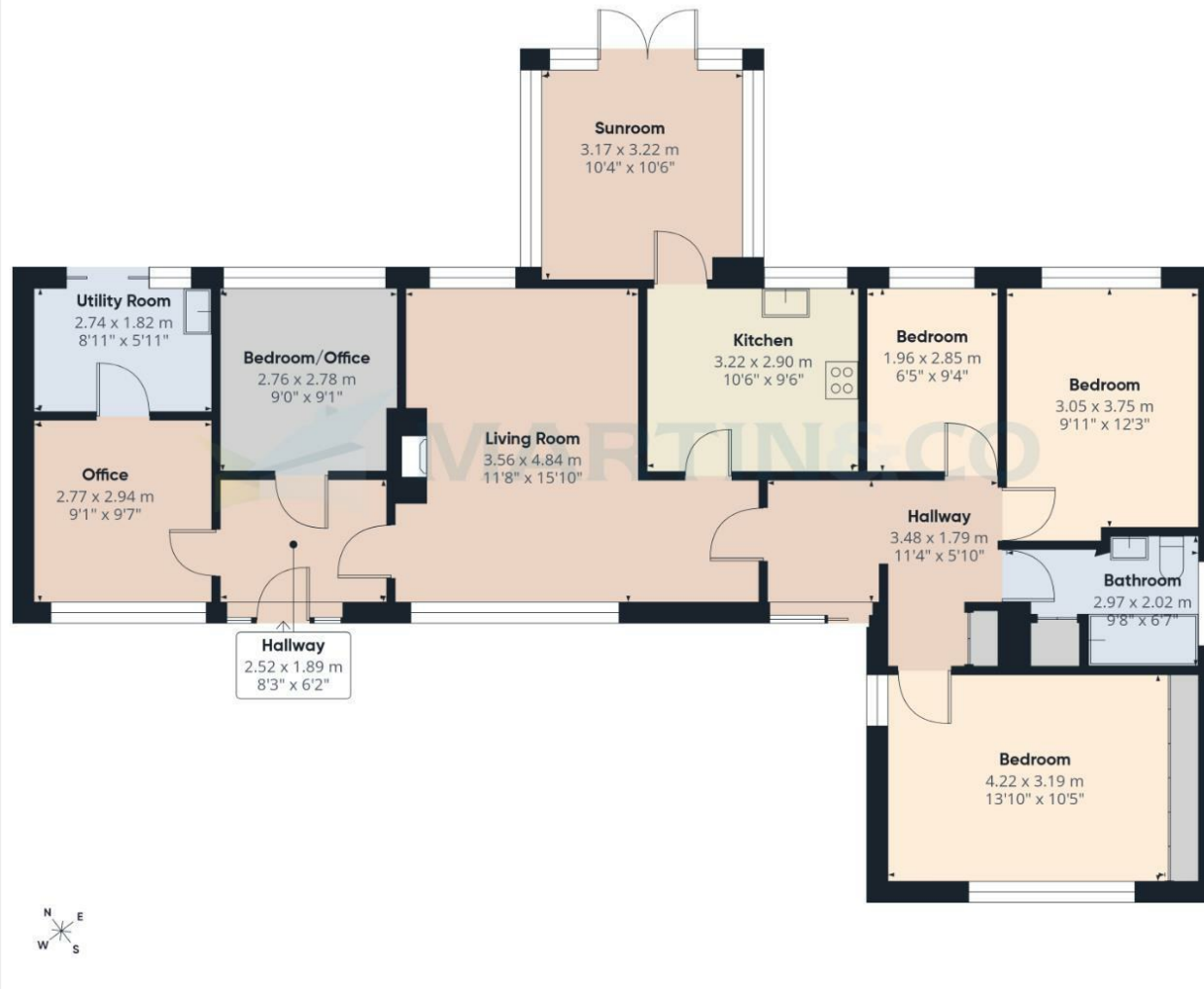
Fixtures & Fittings
 Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Approximate total area⁽¹⁾
113.8 m²
1224 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.