



## The Bungalow

9 Meadow Lane, South Hykeham, Lincoln. LN6 9QU

**BELL**



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9 Meadow Lane, South Hykeham

**NO ONWARD CHAIN!**

9 Meadow Lane is a two-bedroom detached bungalow which would benefit from a scheme of refurbishment and update. The accommodation comprises of hall, lounge, dining kitchen, utility, two bedrooms and bathroom.

There is an area of garden to the rear extending to 0.1 acre (STS) which would also benefit from landscaping. There is a garage and scope for the provision of a driveway.

### ACCOMMODATION

**Large Entrance Hall** having glazed panelled front entrance door and radiator. Glazed panel door through to kitchen and to:

**Lounge** having a very pleasant westerly outlook across the lane to the village church; feature high vaulted ceiling level with exposed King post roof trusses, fireplace to chimney breast with brick featuring, quarry tiled hearth and wood burning stove inset; and radiator.

**Dining Kitchen** having both southerly and westerly aspects; range of fitted base, drawer and wall units. Work surface area with inset stainless steel single drainer sink unit, AEG four ring gas hob to surface, concealed AEG cooker hood above and accompanying wall cupboard and shelf space set on either side as appropriate. To the end of these units, is a built in Stoves Newhome oven/grill with cupboard space above and beneath. A further area of work surface around the adjoining walls with cupboard space and room for a kitchen appliance below. Glazed panel door through to:





**Rear Entrance Hall** with glazed, panelled entrance door, built in airing cupboard containing the insulated hot water cylinder, access to roof space and radiator. Doors through to bathroom, bedroom accommodation and to:

**Utility Room** with a sheltered southerly aspect; stainless steel sink unit with drawer and cupboard space below, wall mounted valiant gas fired central heating boiler and radiator.

**Bathroom** having panel bath to one wall with accompanying tiled splash back, pedestal wash hand basin with splash back, built in shower cubicle with Triton shower fitting and full height wall tiling, low level WC, radiator and extractor vent.

**Bedroom 1** with a westerly outlook into the courtyard and an easterly view into the rear garden; built in wardrobe space to one wall and radiator.

**Bedroom 2** with an easterly outlook into the rear garden; built in wardrobe space across one wall and radiator.

## OUTSIDE

The bungalow stands in an attractive location in the old heart of the village opposite the village church with a short driveway kerb providing access to the interior **Garage** with up and over door, exposed King post roof truss, service door to rear providing access to the rear grounds, light and power.

To the northern side of the garage, there is a pedestrian gate with an area of garden which could provide scope for creating a driveway with a drop kerb subject to appropriate consents. A pathway leads round to a pleasant courtyard area, continuing through to the rear of grounds.

**Note:** potential for Garage conversion and additional access into the ground to the northern side of the bungalow

**North Kesteven District Council – Tax band: C**

**ENERGY PERFORMANCE RATING: D**

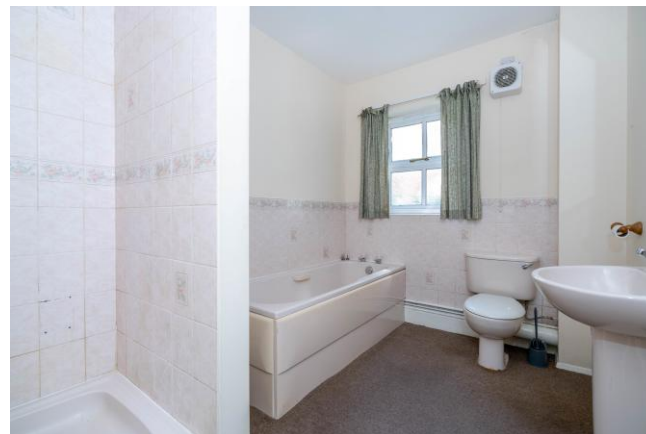
**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln Office  
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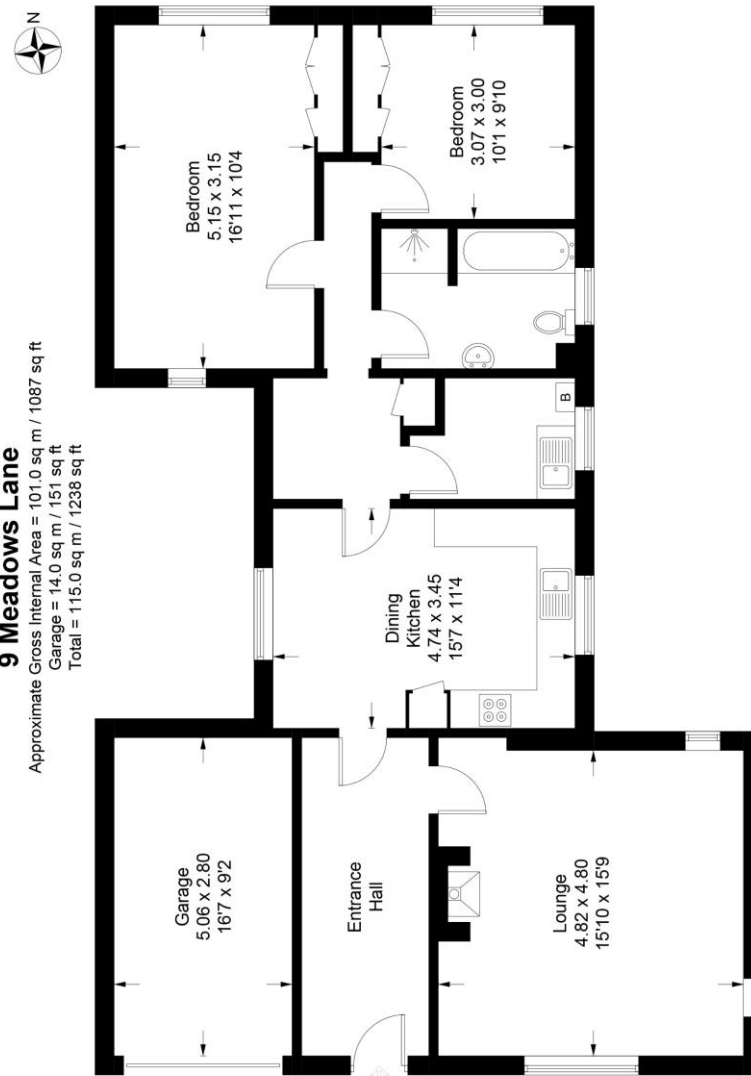


### 9 Meadows Lane

Approximate Gross Internal Area = 101.0 sq m / 1087 sq ft

Garage = 14.0 sq m / 151 sq ft

Total = 115.0 sq m / 1238 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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