



12 Harles Acres

Hickling | LE14 3AF | Asking Price £365,000

ROYSTON
& LUND

- Offered to the market with no onward chain
- Two Reception Rooms
- 'In & Out' Driveway
- Well-Maintained Garden
- Countryside Location
- Three Bedrooms
- Generous Plot
- Integral Garage
- Full Of Potential
- Council Tax Band - D
- Freehold - EPC Rating D





Royston & Lund are delighted to market this spacious three bedroom detached bungalow set on a generous, level plot situated on a quiet cul-de-sac in the highly sought after village of Hickling. Offered to the market with no upward chain.

The internal accommodation comprises an entrance hallway, kitchen/breakfast room with a utility room off with an internal door to the garage plus a door to the rear garden. Two generous reception rooms which are currently used as a lounge and separate dining room with the conservatory off, two generous double bedrooms, a single bedroom and shower room.

Requiring modernisation throughout the property is spacious and versatile offering buyers the flexibility to really tailor any renovations to their own requirements.

To the front of the property an 'in and out' driveway provides off-street parking for up to four vehicles. To the rear of the property is an enclosed, low maintenance rear garden accessed via a side gate, the utility room or the conservatory which is mainly laid to lawn with a selection of shrubs and bushes as well as two sheds.





EPC

Energy Efficiency Rating

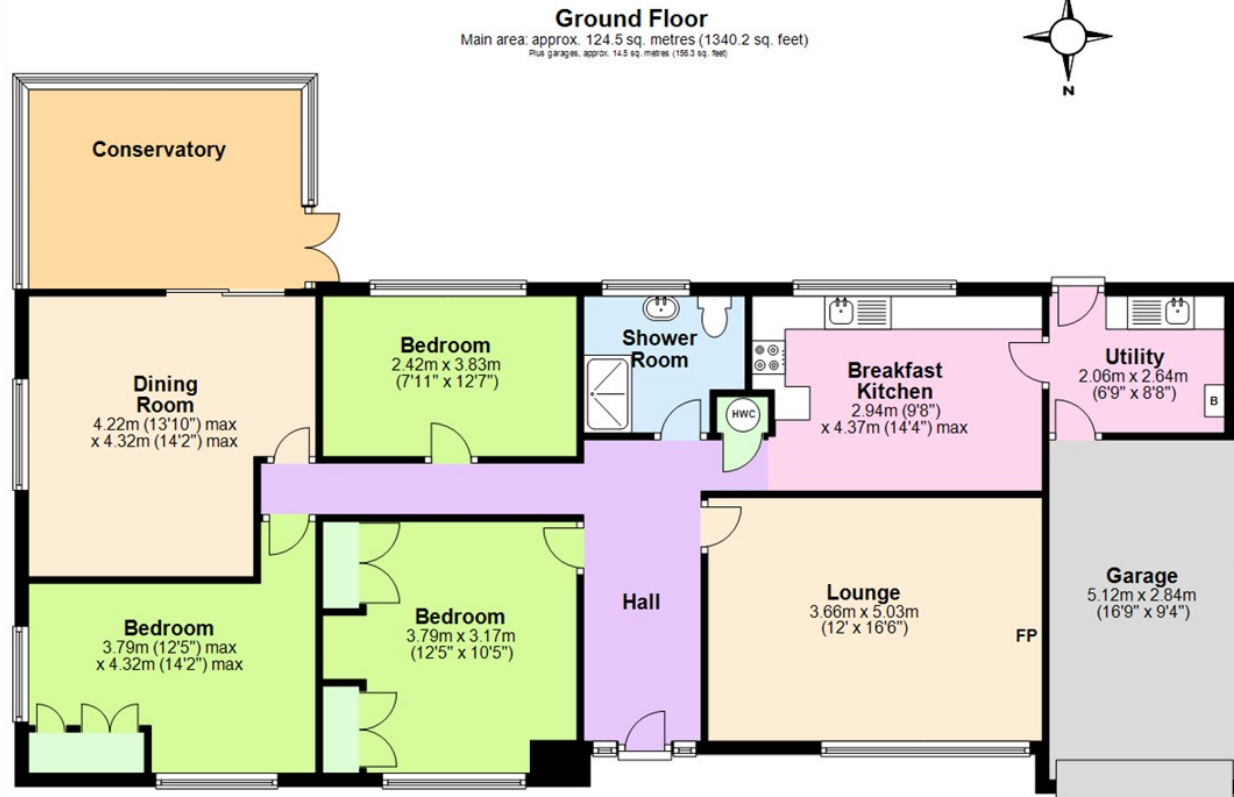
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



Main area: Approx. 124.5 sq. metres (1340.2 sq. feet)
Plus garages, approx. 14.5 sq. metres (156.3 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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