

- Individual Detached Bungalow
- GUIDE PRICE £300,000 - £310,000
- Pleasant, End Of Lane Position
- 4 Bedrooms & 2 Bathrooms
- 23'5 Split Level Lounge Diner
- Substantial Driveway & Garage
- Private Rear Garden With Woodland To Rear
- Call Today To View!

Hiddenwell Lodge, Station Road, North Hykeham, LN6 9AL,
Guide Price £300,000 - £310,000





GUIDE PRICE - £300,000 - £310,000 - Starkey&Brown are pleased to offer for sale this spacious detached bungalow located in a pleasant end of lane position with woodland to the rear and adjacent to a wide range of amenities to include schools, Hykeham train station, supermarket, doctors surgery and many other shops and take away restaurants. The property is very well presented throughout and has accommodation which briefly comprises: spacious entrance hallway, 23'5 split level lounge diner with French doors to the rear garden, kitchen, utility, 4 well proportioned bedrooms, ensuite to master bedroom with large walk in shower and separate family bathroom. Outside the property has driveway with ample parking space for many vehicles, single garage and fully enclosed tree lined garden which extends to the side and rear and offers an excellent degree of privacy. In the agents opinion a viewing of the property is considered essential in order for it to be fully appreciated. Call today for more information! Council tax band D. Freehold.



Entrance Hallway

Having uPVC front entrance door, radiator and coved ceiling. Door leading into inner hallway which leads to the bedrooms and access to loft.

Lounge Diner

23' 5" max x 21' 0" max (7.13m x 6.40m)

Having traditional style cast iron open fireplace with ornamental tiled inset, tiled hearth and wooden surround, 3 radiators, coved ceiling, down lights, wall lights and French doors leading onto rear garden.

Kitchen

11' 6" max x 10' 8" max (3.50m x 3.25m)

Having a matching range of wall and base units, glass display cabinets, single drainer stainless steel sink and drainer unit with mixer taps over, built in eye level oven, hob with cooker hood over, plumbing for dishwasher, space for fridge, tiled effect flooring, down lights and uPVC door leading to rear garden.

Utility

7' 10" x 7' 6" (2.39m x 2.28m)

Having single drainer stainless steel sink unit with tiled splash backs, plumbing for washing machine, space for fridge freezer, space for additional appliances, radiator, extractor and door leading to rear garden.

Master Bedroom

15' 8" max into wardrobes x 9' 10" min (4.77m x 2.99m)

Having fitted sliding door wardrobes, radiator, coved ceiling and wall lights.

En Suite

Having 3 piece suite comprising large walk in shower cubicle with electric shower appliance, wash hand basin set in vanity unit, low level WC with concealed cistern, radiator, downlights and extractor.

Bedroom 2

13' 9" x 10' 0" (4.19m x 3.05m)

Having radiator and coved ceiling.

Bedroom 3

11' 1" x 7' 10" (3.38m x 2.39m)

Having radiator and coved ceiling.

Bedroom 4

10' 0" x 7' 6" (3.05m x 2.28m)

Having laminate wood effect flooring, radiator and coved ceiling.

Bathroom

Having 3 piece suite comprising panelled bath with mains fed shower over, pedestal wash hand basin unit, low level WC, radiator, part tiled walls and airing cupboard housing central heating boiler (installed 2018 and serviced annually).

Outside Front

0' 0" x ' ' (0m x m)

To the front of the property there is a substantial gravelled driveway with space for many vehicles giving access to garage with gate at side leading to side garden.

Garage

15' 10" x 12' 4" (4.82m x 3.76m)

Being of concrete sectional construction. Having up and over door, power and light.

Side

To the side of property there is an enclosed garden with a variety of plants and shrubs.

Outside Rear

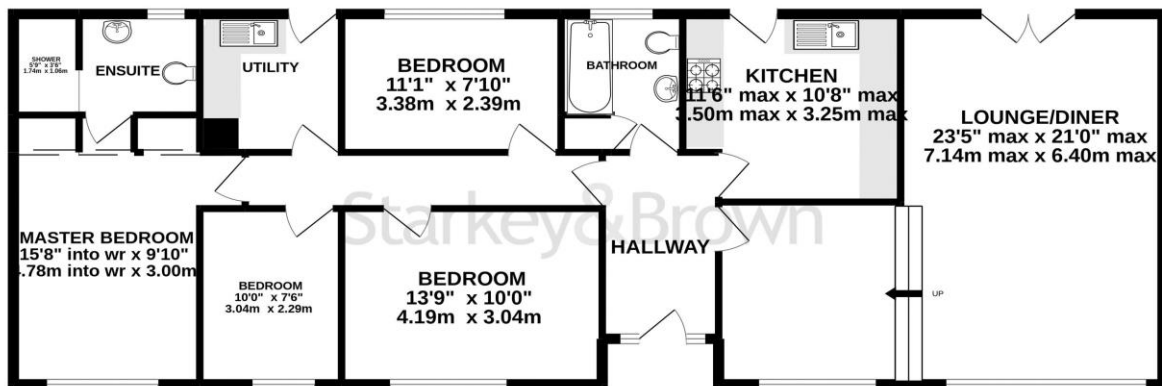
To the rear of property there is an enclosed garden which backs onto woodland and offers an excellent degree of privacy and comprises lawn with paved patio areas.

Council Tax Band: D





GROUND FLOOR
1253 sq.ft. (116.4 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE