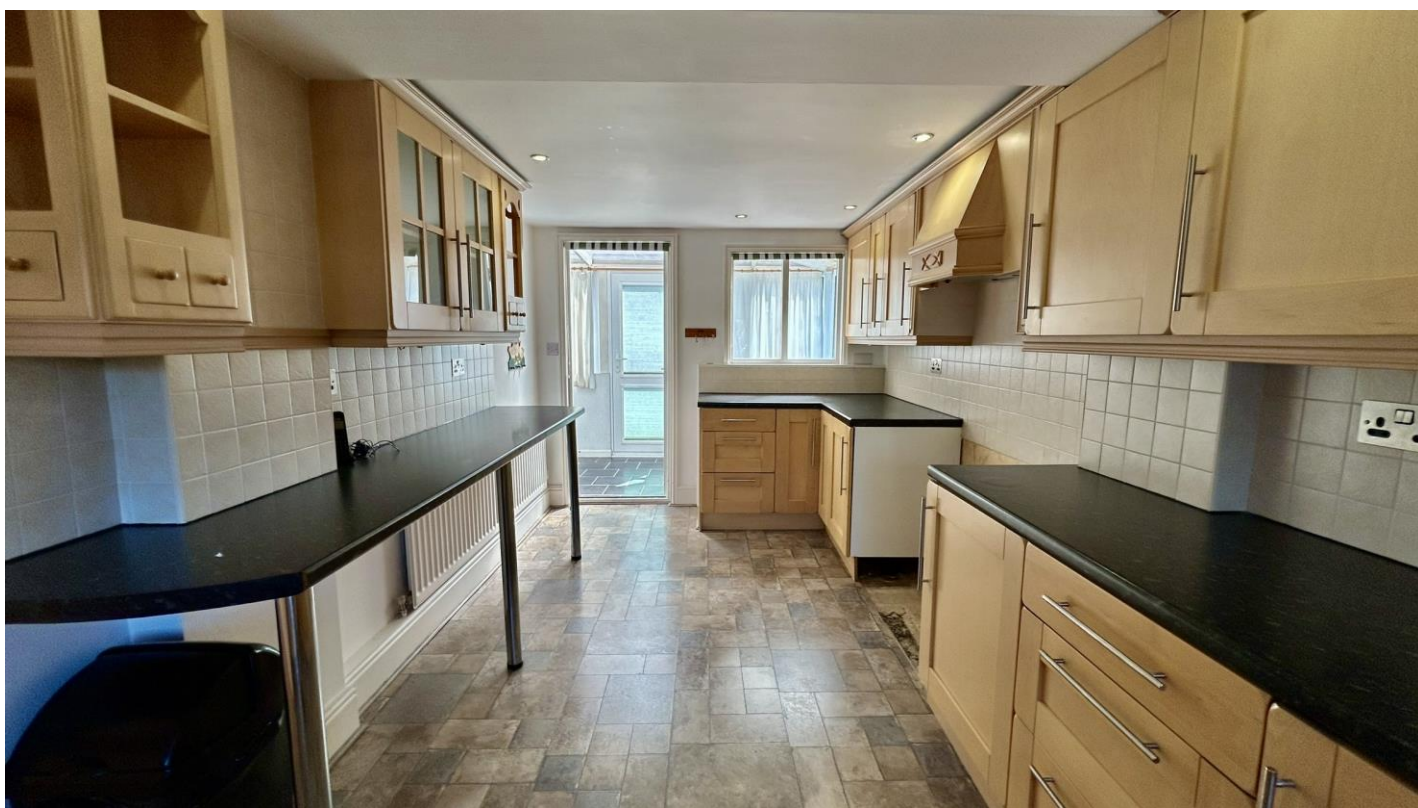




- NO CHAIN
- 2/3 Detached Bungalow
- Lounge & Dining Area
- Kitchen & Utility Area
- Bathroom & En-Suite
- Driveway Parking
- Private Garden
- Call Today To View

Hawkshead Grove, Nettleham Fields, LN2 4XB,
£250,000





Starkey&Brown is pleased to offer for sale this larger than average detached extended family bungalow. Positioned in the Uphill location of Lincoln. The property benefits from local amenities including supermarkets, schools, doctor surgery and a regular bus service to and from Lincoln city centre. Accommodation briefly comprises inner hallway, extended lounge with Velux windows and double doors to rear garden, dining area, kitchen, utility area, WC, 2 bedrooms, en-suite shower room and a family bathroom. Outside the property has a generous driveway with off street parking for 5 vehicles. To the rear of the property there is a concrete patio area leading to a well-manicured shrubs and borders. Council tax band: C. Freehold.

Entrance Hall

Bedroom 2

10' 6" x 7' 8" (3.20m x 2.34m)

Having windows to front and side aspects and radiator.

Bedroom 1

10' 6" x 11' 10" (3.20m x 3.60m)

Having bay fronted window front aspect and radiator. Leading into:

En-Suite Shower Room

7' 5" x 8' 5" (2.26m x 2.56m)

Having double shower cubicle, low level WC, wash hand basin unit, window to side aspect, 2 heated towel rails, tiled flooring and walls.

Bedroom 3

11' 2" x 7' 6" (3.40m x 2.28m)

Having window to side aspect and radiator. Currently being used as a home office.

Family Bathroom

6' 9" x 9' 5" (2.06m x 2.87m)

Having 'P' shaped bath, low level WC, wash hand basin, tiled walls and flooring, window to side aspect and heated towel rail.

Dining Area

10' 1" x 20' 1" (3.07m x 6.12m)

Having wood flooring, radiator and opening into:

Lounge

14' 9" x 12' 7" (4.49m x 3.83m)

Having 2 windows to rear aspect, 2 French doors leading to the rear garden, Velux roof window and a feature fireplace.

Kitchen

18' 2" x 8' 9" (5.53m x 2.66m)

Having window to front aspect, a range of wall and base units, counter worktops, double sink, space and plumbing appliances.

Utility Area

6' 7" x 12' 1" (2.01m x 3.68m)

Having worktop, sink and plumbing for washing machine. Door leading to rear garden.

WC

Having low level WC and hand wash basin unit. Door leading into:

Outside Rear

Having patio area, steps leading to lawn area and shed with power.

Outside Front

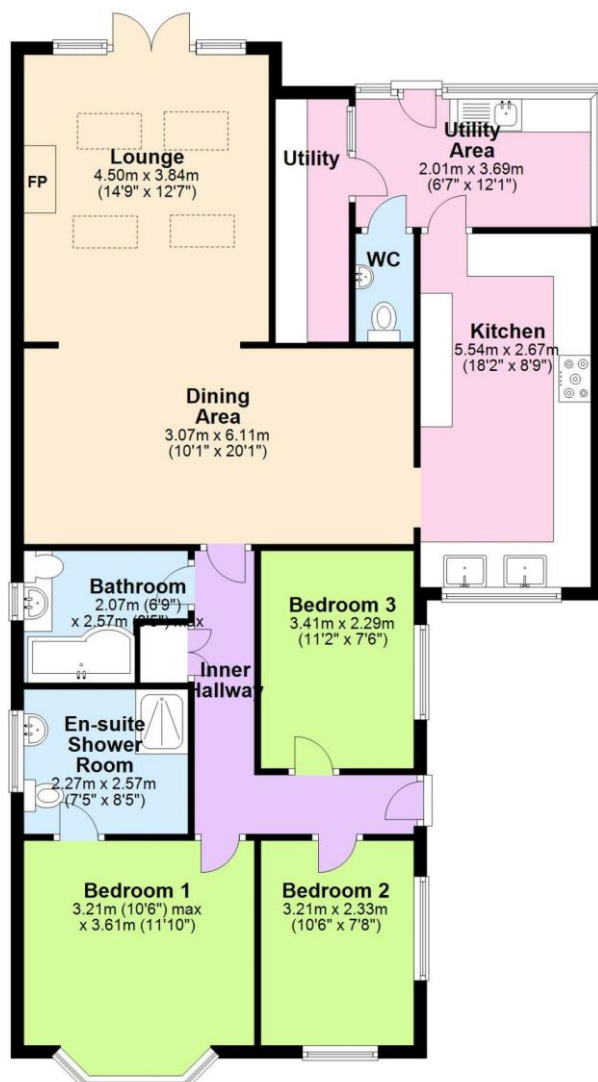
Having gravelled areas with parking for many vehicles and mature shrubs.





Ground Floor

Approx. 120.6 sq. metres (1298.2 sq. feet)



Total area: approx. 120.6 sq. metres (1298.2 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

1 Hawkshead Grove, Lincoln

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

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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.

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