



- Detached Dormer Bungalow
- 4 Bedrooms
- Large Rear Garden
- Driveway Parking
- Conservatory
- Potential To Extend (SPP)
- Single Garage
- Nearby To Excellent Amenities

St. Davids Road, North Hykeham, LN6 8QL,
£255,000



Enjoying an extensive rear garden is this 4 bedroom detached dormer bungalow situated within the centre of North Hykeham. Having massive potential to extend the property to the rear (subject to planning permissions), this property makes for a fantastic opportunity. Currently comprising of 4 bedrooms over 2 floors. Ground floor comprises of entrance porch, large entrance hallway, 15'8" lounge diner and a kitchen with a range of fitted units, 2 double bedrooms (currently utilised as a family and dining room) and a ground floor bathroom with 3 piece suite. Rising to the first floor are 2 additional bedrooms and access to the loft space. The property comes with a large plot, being mostly to the rear garden. Being predominantly laid to lawn and running adjacent to the children play park making this a family friendly garden, 2 patio seating area, garden shed and a timber built summer house. To the front of the property there is off street parking and access to a single garage. St. David's Road is located to a wealth of essential amenities with the highlights being 2 secondary schools, Asda supermarket and Lidl supermarket, Hykeham railway station with all amenities being walking distance. For further details and viewing arrangements. Contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Porch

Access into entrance hall and internal accommodation and spanning the full length of the property. Stairs rising to first floor, large storage cupboard housing tumble dryer and shelving for airing cupboard provisions.

Kitchen

10' 2" x 10' 9" (3.10m x 3.27m)

Having a range of units with space and plumbing for further appliances, sink and drainer unit, uPVC double glazed window to front aspect and external door to the side aspect.

Lounge Diner

11' 9" x 15' 8" (3.58m x 4.77m)

Having uPVC double glazed window to front aspect and radiator.

Bathroom

8' 4" x 6' 4" (2.54m x 1.93m)

Having a 3 piece suite comprising panelled bath with mains fed shower head over, radiator, vanity unit, low level WC, wooden cladding to ceiling and a uPVC double glazed obscured window to side aspect.

Bedroom 1

11' 9" x 10' 9" (3.58m x 3.27m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 2

11' 9" x 8' 8" (3.58m x 2.64m)

Having uPVC double glazed window to rear aspect and radiator.

Conservatory

9' 5" x 9' 1" (2.87m x 2.77m)

Being of brick base with uPVC surround, tiled flooring, power and external access onto the rear garden.

First Floor Landing

Gives access to eaves storage, making for convenient loft space which is boarded and houses the gas combi-boiler (fitted 2018).

Bedroom 3

12' 0" max x 7' 7" (3.65m x 2.31m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 4

9' 0" x 6' 0" (2.74m x 1.83m)

Having radiator and uPVC double glazed window to rear aspect.

Outside Rear

Having an extensive garden, being mostly laid to lawn, enclosed with fenced perimeters. Having patio and paved seating area, boarding children's park, garden shed and summer house (to remain). Personal access to the garage.

Outside Front

Having a lawned garden, dwarfed walled perimeter, pathway leading to front door entry and access to driveway and garage.

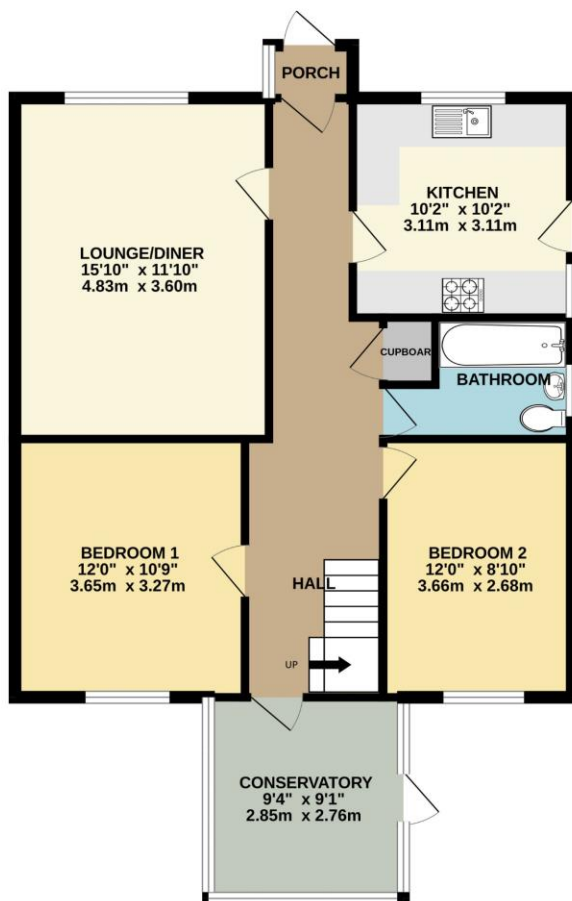
Garage

Having up and over door, personal door to rear aspect leading onto the rear garden.

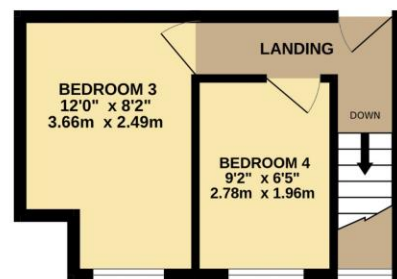




GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.8 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.
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