



- Detached Dormer Bungalow
- Built In 1955
- 4 Bedrooms
- Lounge Extension

- Stunning Rear Garden
- Large Garden Workshop
- Driveway Parking & Garage
- Walking Distance To Essential Amenities

Mill Lane, North Hykeham, LN6 9PA,
£340,000





Enjoying a non-estate position is this 4 bedroom detached dormer bungalow which was built in 1955. Being extended to the ground floor with a beautiful lounge which overlooks the beautiful rear garden, the property has ample living accommodation over 2 floors. The ground floor comprises of 3 bedrooms, ground floor shower room, formal dining room with double doors leading into the feature lounge extension. Ground floor is completed with a kitchen with recently fitted Belling 7 ring gas cooker and a utility/rear porch which provides space and plumbing an ideal for laundry measuring 10'2" x 6'3". Rising to the first floor is a 4th and final bedroom measuring 6'4" x 12'9" housing easy to access eaves storage with a large portion of this area being boarded and accessible with further potential for development subject to necessary planning permissions and building regulations. Externally the property has been carefully manicured to create a spectacular garden with an abundance of natural colour. There are numerous eating areas to enjoy throughout the day with the garden being non-overlooked. The highlight of the garden and the home is sizeable workshop which has a variety of potential uses. Furthermore there is a large frontage to the property with driveway parking for multiple vehicles, access to a single garage and a well-presented front garden. Mill Lane provides quick and easy access to a wealth of local amenities. These amenities include schooling at primary and secondary levels, veterinary, post office, Hykeham railway station, a regular bus service to and from the Cathedral city of Lincoln, Forum shopping centre and Asda supermarket. To arrange a viewing contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hall

Features a single radiator, access to living accommodation, bathroom and stairs rising to first floor.

Dining Room

11' 0" x 11' 0" (3.35m x 3.35m)

Having a single radiator and a electric log burner style heater. Access into kitchen and access into lounge extension.

Lounge

16' 5" x 10' 5" (5.00m x 3.17m)

Extended approximately 20 years ago with approved planning permission and building regulations. The room feature 2 uPVC double glazed windows with garden views, single radiator and French doors leading onto rear garden.

Kitchen

6' 5" x 10' 9" (1.95m x 3.27m)

Having a range of base and eye level units with counter worktops and tiled splash backs. Belling cooker with 7 ring gas hob, space and plumbing for further appliances, sink and drainer unit, single radiator, wall mounted consumer unit, tiled flooring and access into:

Utility Room/Rear Porch

10' 2" x 6' 3" (3.10m x 1.90m)

Having 2 external doors, one to the side aspect, one to rear aspect, uPVC double glazed window to rear aspect, built-in storage units, space and plumbing for appliances.

Bedroom 1

10' 9" x 12' 4" (3.27m x 3.76m)

Having uPVC double glazed bay window to front aspect and single radiator.

Bedroom 2

10' 9" x 8' 8" min (3.27m x 2.64m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 3

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

Having uPVC double glazed window to front aspect, single radiator and an understairs storage cupboard.

Shower Room

7' 2" x 7' 8" (2.18m x 2.34m)

Having a walk-in shower with mains fed showerhead, vanity hand wash basin unit, low level WC, vertical radiator, tiled surround and flooring, extractor unit, uPVC double glazed obscured window to rear aspect and an airing cupboard housing hot water cylinder with shelving.

First Floor Landing

Having a single radiator and a Velux skylight. Space for potential office. Additional access to eaves storage and bedroom 4.

Bedroom 4

6' 4" x 12' 9" (1.93m x 3.88m)

Having uPVC double glazed dormer window to front aspect and a single radiator. Access to main eaves storage.

Main Eaves Storage

Boarded and insulated head height with a Worcester gas boiler fitted approximately 4 years ago with an annual service programme. Further eaves storage which is unboarded but insulated.

Outside Rear

Having an enclosed garden with fenced perimeters, being beautifully landscaped with flowerbeds and seating areas. External water source and pathway leading to rear entrance and access to workshop.

Workshop

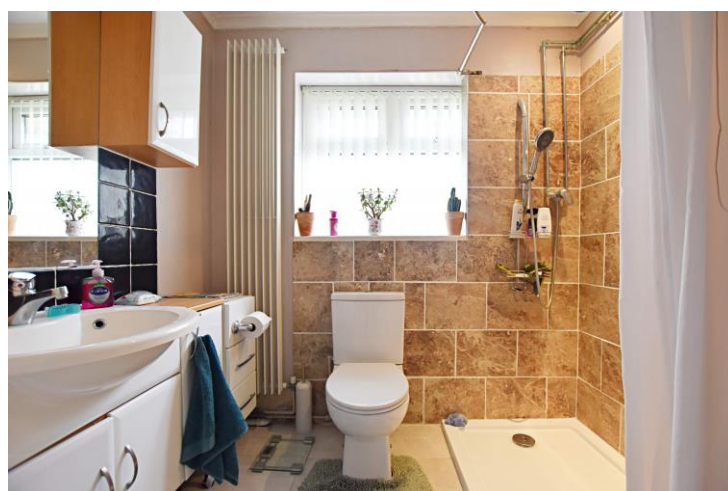
Having power and lighting. A range of amenities providing flexibility for multiple purposes.

Garage

Having power and lighting and external access.

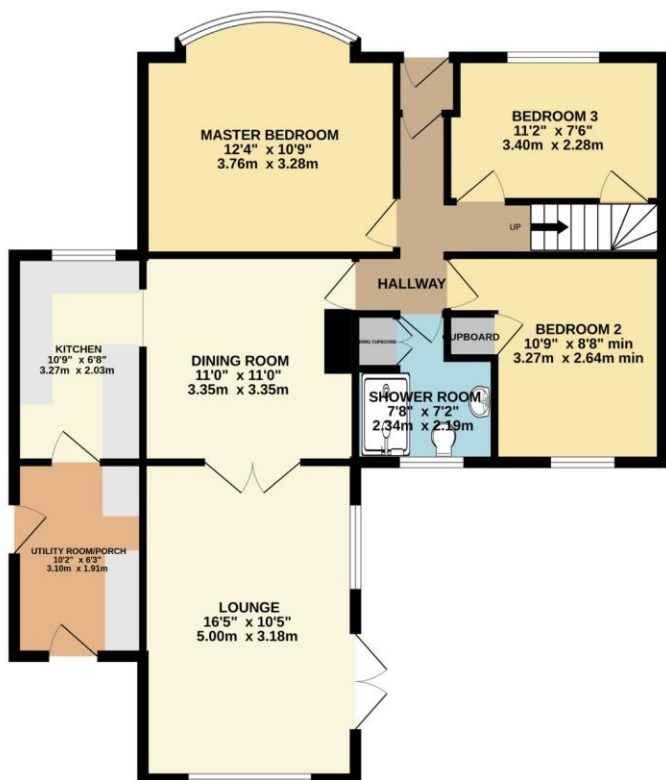
Outside Front

Having driveway parking for multiple vehicles, lawned front garden with dwarfed walled perimeter.

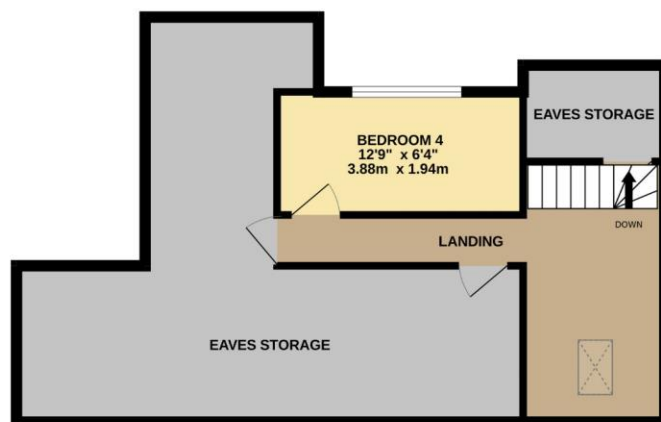




GROUND FLOOR
893 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 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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