



- Superb Extended Bungalow
- Immaculately Presented Throughout
- Pleasant Cul-De-Sac Position
- 3 Bedrooms

- Impressive 19'4" Living Area
- Driveway Parking
- Beautiful South-Facing Garden
- Viewing Highly Recommended

Kexby Mill Close, North Hykeham, LN6 9TB,
£259,000





EXTENDED AND BEAUTIFULLY REFURBISHED BUNGALOW! Located in a quiet cul-de-sac position within a very sought after residential area in North Hykeham is this superb semi detached bungalow which has been extended, remodelled and fully refurbished to the highest of standards. Immaculately presented accommodation briefly comprises entrance hallway, three well proportioned bedrooms and a stunning luxury bathroom with four piece bathroom suite. The property also offers an impressive 19'4 open plan living area with high quality kitchen, useful utility cupboard, vaulted ceiling and patio doors overlooking the garden. To the front there is a driveway with space for several cars, and a south facing rear garden which offers an excellent degree of privacy. Viewing of this property is considered essential in order for it to be fully appreciated! Council tax band: A. Freehold.



Entrance Hallway

Having part glazed composite front entrance door, attractive ceramic tiled floor, radiator, LED downlights and access to part boarded loft with ladder and lighting.

Bedroom 1

12' 10" x 10' 7" (3.91m x 3.22m)

Having radiator and LED downlights.

Bedroom 2

12' 10" x 8' 10" min (3.91m x 2.69m)

Having built-in storage cupboard, radiator and LED downlights.

Bedroom 3

10' 7" x 7' 3" (3.22m x 2.21m)

Being currently utilised as a dressing room and having fitted wardrobe, radiator and LED downlights.

Luxury Bathroom

Having luxury 4 piece suite comprising large walk-in shower cubicle with aqua board splashbacks, mains fed rainfall shower, additional handheld shower attachment and glass shower screen, double ended panelled bath with central mixer taps over, wall hung wash hand basin, low level WC, ceramic tiled floor, LED downlights, extractor and airing cupboard housing Ideal combination condensing central heating boiler (installed 2016 and serviced annually).

Open Plan Living Area

Having feature high vaulted ceiling with 4 Velux windows and LED downlights.

Kitchen Area

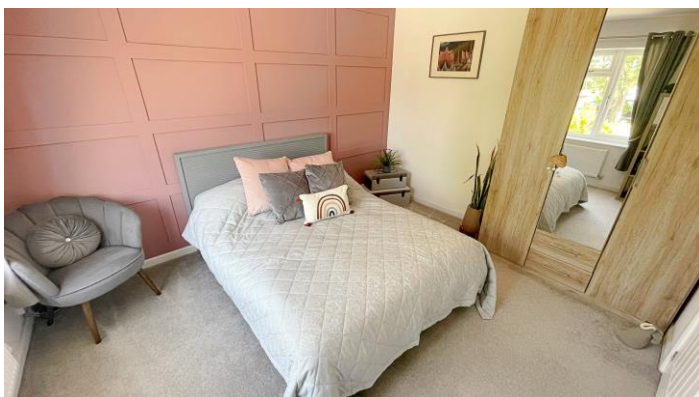
With a range of matching wall and base units, large breakfast bar, built-in oven, hob and cooker hood, space for American style fridge freezer, concealed bins, integral dishwasher, utility cupboard with plumbing for washing machine and work surfacing over, wood effect luxury vinyl flooring, 3 contemporary style vertical radiators and large sliding patio doors overlooking the rear garden.

Outside Front

To the front of the property is a generous gravelled driveway area offering parking space for 3 vehicles and outside lighting. Secure gate at side leading to rear garden.

Outside Rear

To the rear of the property is a fully enclosed, landscaped garden which offers an excellent degree of privacy, facing south and comprising lawn with large paved patio areas, raised timber decking area, a variety of flowers, plants and shrubs, outside lighting, outside power point and garden shed.



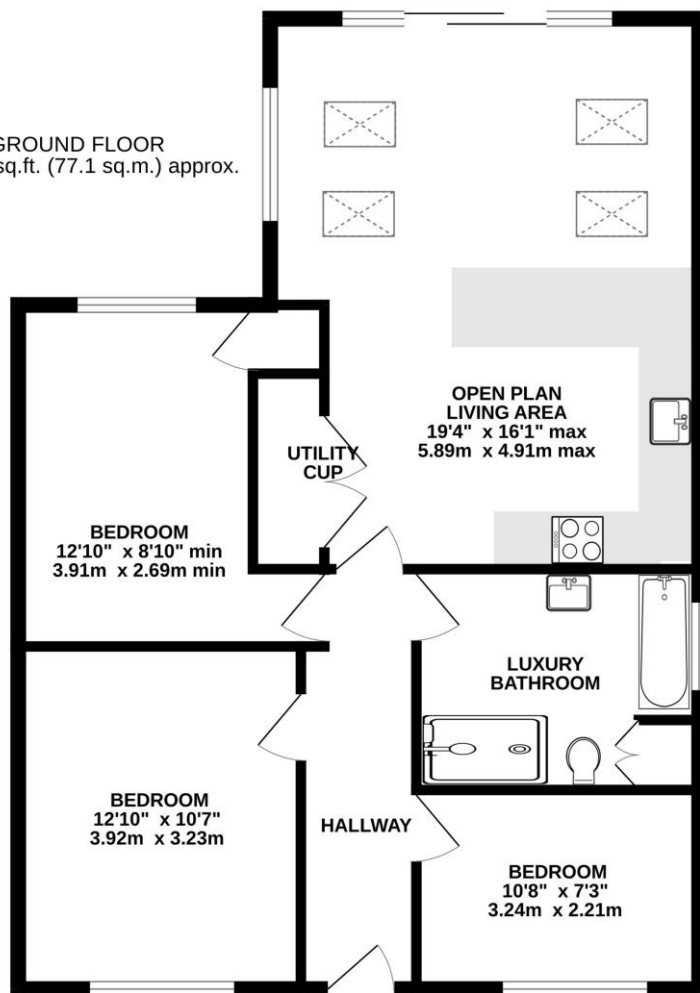


TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

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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GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



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