



- Well Presented Bungalow
- Open Plan Kitchen/Lounge
- Detached Garage
- Sold With No Onward Chain
- Two Double Bedrooms
- Modern Throughout
- Private Enclosed Garden
- Call Today To View

Broadway, North Hykeham, LN6 8DP
£185,000





Starkey&Brown are pleased to offer for sale this modern and well maintained 2 bedroom semi-detached bungalow situated on Broadway in the popular North Hykeham area. This home is positioned close to a wide range of local amenities. Accommodation briefly comprises a welcoming, stylish, open plan kitchen lounge with contemporary units and ample storage and sociable living area for relaxing. Two generous double bedrooms overlooking the rear garden and a modern shower room. To the rear of the property there is a private and enclosed rear garden offering lawned and patio areas. There is a detached single garage located within the rear garden, providing excellent storage or workshop space with driveway parking to the front of the property. Broadway is located within easy walking distance of shops, schools, Hykeham train station, and The Forum shopping complex. Viewing is highly recommended. Council tax band: B. Freehold.



uPVC composite door leading to:

Open Plan Kitchen Lounge Area

18' 4" x 15' 11" (5.58m x 4.85m)

Kitchen Area

A range of matching wall and base units with countertop, tiled flooring, a uPVC composite door to the side, a uPVC double-glazed window to the side aspect, a stainless steel sink with mixer tap, plumbing for washing machine, space for a fridge freezer, LED lighting, integrated electric oven, an electric 4-ring hob, and an island with additional storage cupboards.

Lounge Area

Having a uPVC double-glazed window to the front aspect, 2 wall-mounted lights, carpeted, and a radiator. Access to:

Hallway

Carpeted and loft access. Access to:

Bedroom 1

15' 2" x 9' 2" (4.62m x 2.79m)

A uPVC double-glazed window to the rear aspect, carpeted flooring, a radiator, and a storage cupboard.

Bedroom 2

10' 3" x 9' 1" (3.12m x 2.77m)

A uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

Shower Room

6' 0" x 5' 11" (1.83m x 1.80m)

Three-piece suite comprising a walk-in shower cubicle, a wash hand basin, a low-level WC, tiled flooring, a chrome radiator towel rail, a uPVC frosted double-glazed window to the side aspect, LED lighting, and an extractor fan.

Outside Rear

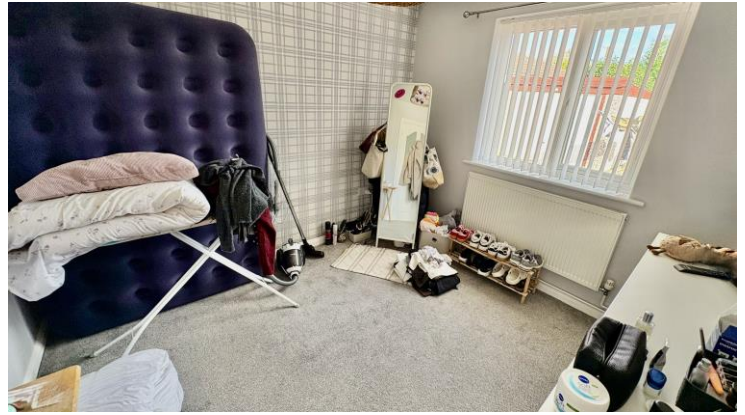
Lawn and patio areas, a wooden shed, a fenced surround, and mature shrubs. Access to:

Garage

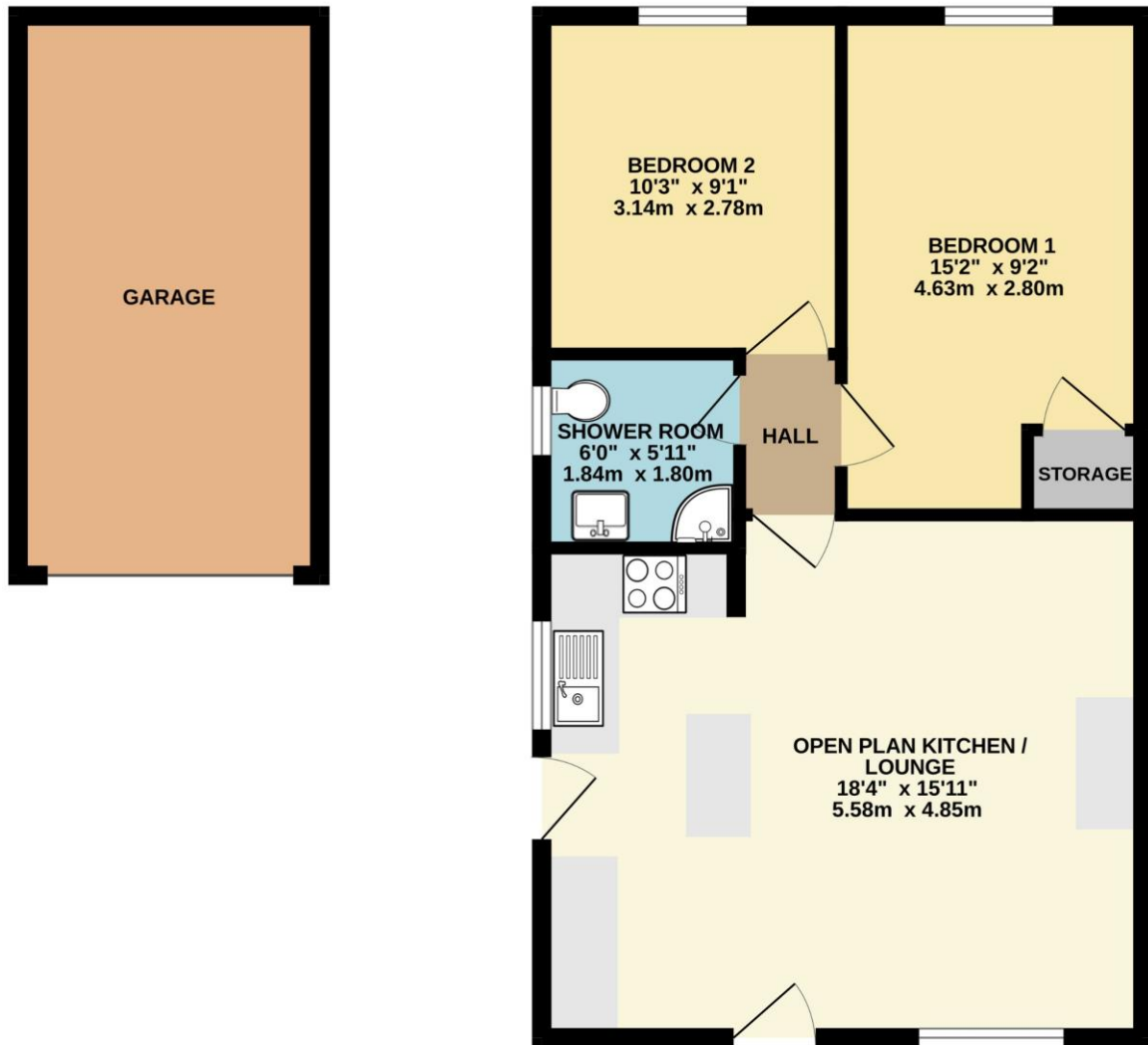
Having an electric up-and-over door.

Outside Front

Small lawn area with shrubs and a driveway for 2 vehicles. Further parking to the side of the property.



GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.3 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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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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