



**Bodmin Moor Close, North Hykeham Lincoln LN6 9BB**

**welcome to**

**Bodmin Moor Close, North Hykeham Lincoln**

Early viewing is essential for this three bedroom detached bungalow boasting generous and well maintained gardens, integral garage, sought after residential location, wholly owned solar panels, particularly spacious accommodation throughout and local access to a range of amenities.





**Entrance Hall**

**Lounge**

17' 9" x 15' 9" ( 5.41m x 4.80m )

**Kitchen**

9' 3" x 9' 10" ( 2.82m x 3.00m )

**Bedroom One**

10' 5" x 15' 10" ( 3.17m x 4.83m )

**Bedroom Two**

12' 4" x 7' 8" ( 3.76m x 2.34m )

**Bedroom Three**

6' 11" x 9' 3" ( 2.11m x 2.82m )

**Bathroom**

**Outside**

**Integral Garage**

16' 2" x 8' 7" ( 4.93m x 2.62m )

**Vendor's Note**

Our vendor advises this property benefits from solar panels which are wholly owned and bring income, fitted burglar alarm and smoke detectors hard wired into the ceiling.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Bodmin Moor Close, North Hykeham Lincoln

- THREE BEDROOM DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- GENEROUS BEDROOMS
- SPACIOUS FRONT & REAR GARDENS
- INTEGRAL GARAGE & DRIVEWAY PARKING

Tenure: Freehold EPC Rating: B

offers in excess of

**£290,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCR120675 - 0005

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