



Mill Lane, North Hykeham, Lincoln

Asking Price £280,000



A modern kitchen with white gloss cabinets, a granite countertop, and a white subway tile backsplash. The kitchen features a built-in oven, a washing machine, a toaster, a kettle, and a food processor. A window with a brick view and a glass door are visible in the background.

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A modern bedroom interior. On the left is a large, light-colored wooden wardrobe with multiple doors and silver handles. In the center is a bed with a white and yellow patterned duvet and a purple headboard. To the right of the bed is a white bedside table with a lamp. The wall behind the bed is covered in floral wallpaper. A window with a view of greenery is visible in the background.

- Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(81 plus) A		
(61-81) B		
(39-61) C		
(21-39) D		
(12-21) E		
(4-12) F		
(1-4) G		
Not energy efficient - higher running costs		
EU Directive 2010/65/EC	84	
England & Wales	69	

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(81 plus) A		
(61-81) B		
(39-61) C		
(21-39) D		
(12-21) E		
(4-12) F		
(1-4) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2010/65/EC	84	
England & Wales	69	

Modern and well presented detached bungalow occupying a generous plot in the ever popular area of North Hykeham. Comprising internally of an entrance porch, living diner, fitted kitchen, two double bedrooms, shower room, further bedroom/study and a conservatory. Externally offering front and rear gardens, driveway parking for multiple vehicles plus a spacious garage and workshop. Viewings are by appointment only.

North Hykeham is situated to the south of the city, benefitting from a range of amenities including schooling of all ages, supermarkets, doctors' surgery, shops and much more. Regular bus service from Mill Lane operates into Lincoln city centre with

road and rail links also nearby.

EPC Rating - C
Council Tax Band - C
Tenure - Freehold

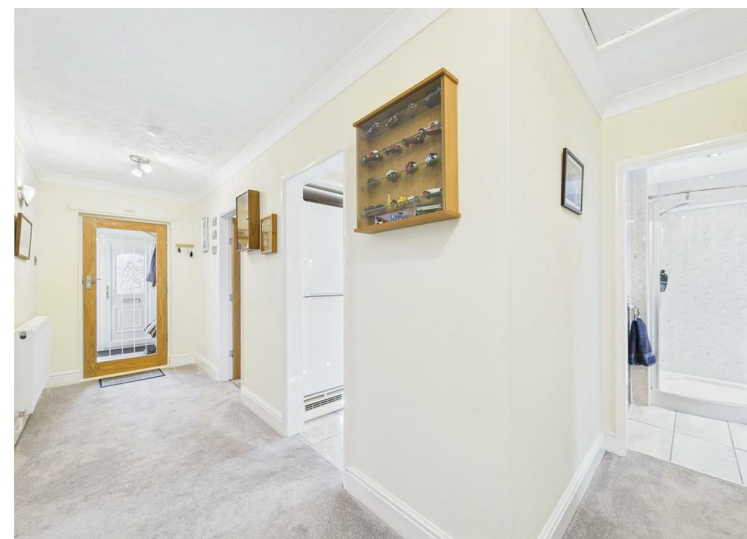
Porch

6'5" x 3'9"

PVC entrance door with side panel and side window, tiled flooring and a pendant fitting.

Entrance Hall

Entering via a glazed wooden door onto carpet flooring, radiator, ceiling and wall lighting plus access to the loft via a pull down ladder, being partially boarded with lighting.



Living Diner
19'4" x 11'11"

Dual aspect room with a PVC bow window to the front, PVC side windows plus a further decorative circular side window. Carpet flooring, two pendant fittings, two radiators and a gas feature fire (capped off) with hearth and surround.

Kitchen
11'11" x 7'5"

Base and eye level high gloss units with quartz work surfaces, tiled splash backs and an undermount stainless steel sink. Fitted microwave and oven with gas hob and extractor over, space for a fridge freezer with further space and plumbing for a dishwasher. Tiled flooring, spot lit ceiling, PVC side door and window plus the mains consumer unit is housed.

Bedroom
14'0" x 9'11" (max measurements).
PVC window to the front, carpet flooring, pendant fitting, radiator and fitted wardrobes.

Bedroom
13'0" x 9'11"
PVC windows to the side and rear, carpet flooring, pendant fitting and a radiator.

Shower Room
8'10" x 6'10"
Fully tiled room with a three piece suite comprising of a concealed cistern WC with vanity wash basin and a double cubicle housing the electric Mira power shower. Spot lit ceiling, PVC rear window and a heated towel rail.

Bedroom / Study
9'10" x 5'6"
PVC French doors leading to the conservatory, wood effect laminate flooring, light fitting and a radiator.

Conservatory
12'6" x 9'2"
Part brick, part PVC construction with French doors leading out to the garden, wood effect laminate flooring, radiator and a ceiling fan.

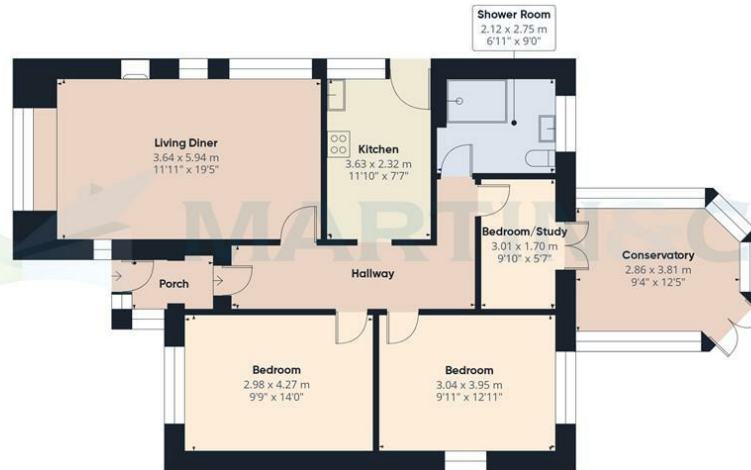
Garage
27'4" x 13'1" (approximate measurements)
Electric up and over door to the front, side PVC windows, light and power. Housing the Vaillant combination boiler, gas meter and plumbing for a washing machine. Having been partitioned to the rear for separate storage and a WC. Side PVC personnel door gives access from the garden.

Workshop
11'11" x 11'10"
Positioned to the rear of the garage, with PVC windows, light and power.

Outside
To the front is a low maintenance gravelled garden with an extensive block paved driveway suitable for multiple vehicles to park off road. The driveway extends to the side for access to the garage. The rear boasts a fully enclosed, pleasantly landscaped garden with something for everyone to enjoy. There is a raised composite decking seating area from the conservatory with steps down to the garden, offering laid lawn with decorative block paved and gravel planted borders. To the rear of the garden is a shed with power, plus a further shed and greenhouses with areas for planting vegetables. Externally benefiting from a water supply, security lighting and gated access to both sides.

Fixtures & Fittings.
Please Note : Items described in these particulars are included in the sale, all other items are specifically

excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

137.2 m²
1476 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

