

Pendine Crescent, North Hykeham, Lincoln



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Bungalow - Detached 3 Bedrooms, 3 Bathroom

- Extended Family Home
- Desirable Mature Residential Location
- Corner Plot Position
- Shower Room with additional Cloakroom
- Three Bedrooms plus a Study
- Driveway Parking with Garage
- Tenure Freehold
- Council Tax Band C / EPC Rating D

Three bedroom detached bungalow occupying a generous corner plot on the much desirable Pendine Crescent, off Fen Lane in North Hykeham. This extended home comprises internally of a living room, kitchen diner, modern shower room with a further cloakroom, three bedrooms and a study.







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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 operates into Lincoln city centre with road and rail links also nearby.

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

Entrance Hall

Composite front door with side panel, PVC side window, carpet flooring, pendant fitting, Worcester digital controls, radiator and a built in shelved cupboard with a radiator. Access to the loft via a pull down ladder, being partially boarded with lighting, housing the Worcester combination boiler.

Living Room

15'10" x 11'11"

Dual aspect room with PVC windows to the front and rear, carpet flooring, ceiling and wall lighting, two radiators and an electric feature fire with hearth and surround.

Kitchen Diner

19'8" x 9'10"

Having been extended to the rear, this spacious kitchen diner comprises of base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted double oven, gas hob with extractor over, space for a fridge freezer plus further space and plumbing for a washing machine and slimline dishwasher. Tiled flooring, radiator, fitted storage cupboard, ceiling lighting, PVC windows to the side and rear plus PVC side door accessing the garden.

Bedroom

13'10" x 10'5"

PVC windows to the front and side aspects, carpet flooring, pendant fitting and a radiator plus fitted wardrobes.

Shower Room

9'10" x 5'2"

Low level WC, vanity wash basin and a double cycle with mains thermostatic overhead rainfall shower and separate body sprayer. Tiled flooring, PVC side window, heated towel rail and ceiling lighting.

Cloakroom

5'7" x 2'8"

WC, PVC side window, vinyl flooring, radiator and a pendant fitting.

Bedroom

9'4" x 7'0" + 9'4" x 8'2"

Bedroom - 2.866 x 2.144 + 2.862 x 2.512

Extended to the rear with a PVC window, carpet flooring, radiator and two pendant fittings.

Study

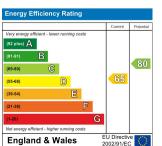
9'4" x 8'1"

Accessed via middle bedroom with PVC side window, carpet flooring, radiator and a fluorescent light fitting.

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Bedroom 10'7" x 9'11"

PVC window to the side aspect, carpet flooring, pendant fitting and a radiator.



Environmental Impact (CO₂) Rati	na	
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Very environmentally friendly - lower CO2 emissions		
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Not environmentally friendly - higher CO2 emissions		
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