



27 Ravensmoor Close
North Hykeham, Lincoln. LN6 9AZ





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A two bedroom, semi detached bungalow with garage, driveway parking and lawned rear garden; on a private no through road position in the well serviced village of North Hykeham.

South facing, with living room enjoying bay window, and kitchen to the front, plus conservatory to the rear.

ACCOMMODATION

Hallway with uPVC obscure double glazed entrance door, carpeted floor, radiator, loft access hatch, telephone point, ceiling light and power point. Doors to accommodation including:

Living Room having uPVC double glazed bay window to front aspect; electric fire inset to polished stone surround with wood mantle, carpeted floor, radiator, TV point, ceiling light and power points. Open archway to:

Kitchen having uPVC double glazed window to front aspect; storage units to base and wall levels, sink and drainer inset to roll edge worktop with space and connections for cooker, upright fridge freezer, under counter washing machine. Wall mounted Baxi gas fired boiler, ceiling light, vinyl flooring, radiator, and power points.

Shower Room having uPVC obscure double glazed window to side aspect; walk in shower cubicle with Mira sport electric shower over, board surround, pedestal wash hand basin and low level WC. Built in airing cupboard, radiator, vinyl flooring and ceiling light.

Bedroom with wood single glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.





Bedroom with carpeted floor, column radiator, ceiling light and power points. uPVC double glazed sliding doors to:

Conservatory having uPVC double glazed full height windows to sides and rear, polycarbonate roof; carpeted floor, wall light and power points.

OUTSIDE

The property is approached to the front, up a gravel driveway providing ample off road parking for multiple vehicles and access to the **Single Garage** with up and over door, lights and power; personnel door to side. The front garden is laid to low maintenance slate chippings with mature shrubs.

The rear garden is laid to lawn, with established flowerbeds to the side and rear. Contained by timber fencing. Paved patio seating space leads off the conservatory.

THE AREA

North Hykeham offers very good range of shopping and social amenities for families, including well respected primary and secondary schools, leisure centre, theatre, supermarkets and superstores, pharmacy, medical and dentist practices, restaurants and takeaways and even its own railway station. There are good routes out to Lincoln City centre and the nearby A46 dual carriageway provides quick and easy access out to the A1 and Newark with its high-speed rail link to London Kings Cross.

North Kesteven District Council – Tax band: A

ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

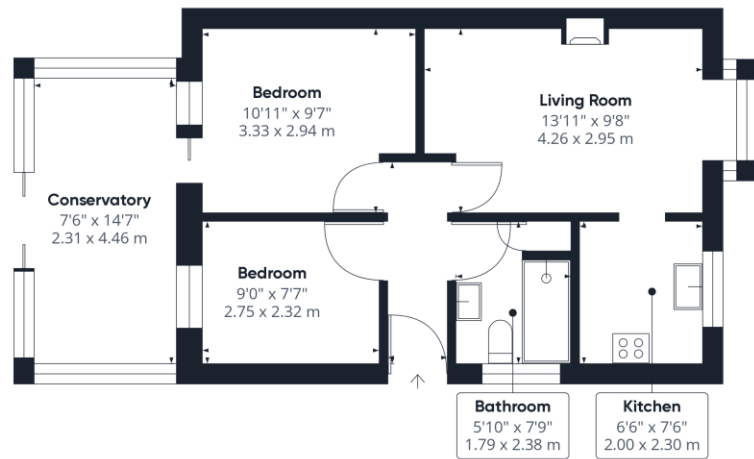
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Ground Floor Building 1



Ground Floor Building 2



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