



Pateley Moor Close, Lincoln



**£264,500**

- Detached Bungalow
- Three Bedrooms
- Cul De Sac Position
- Well Presented
- Lounge & Kitchen
- GCH & uPVC DG
- Freehold
- EPC rating D





Well Presented THREE BEDROOM Detached Bungalow situated in a cul de sac position within the popular location of North Hykeham. The accommodation comprises Entrance Hall, Lounge Diner, Kitchen, Three Bedrooms and Bathroom. Outside there are gardens front and rear, driveway and attached garage.

**Entrance Hall 0.00m**

Door to side aspect and built in storage cupboard. Loft access.

**Lounge Diner 16'6" x 10'1" (5m x 3.1m)**

Bow window to front aspect, radiator and decorative fire surround

**Kitchen 11'6" x 10'1" (3.5m x 3.1m)**

Window and door to rear aspect. Fitted with a range of wall and base units with work surface over and one and a half bowl drainer sink unit with mixer tap. Fitted oven with four gas burner hob and extractor hood over. Space and plumbing for washing machine. Part tiled walls and radiator.

**Bedroom One 12'2" x 9'11" (3.7m x 3m)**

Window to front aspect and radiator.



### Bedroom Two 11'5" x 9'11" (3.5m x 3m)

Window to rear aspect and radiator.

### Bedroom Three 7'11" x 6'4" (2.4m x 1.9m)

Window to side aspect and radiator.

### Bathroom 8'11" x 6'10" (2.7m x 2.1m)

Window to side aspect. Fitted with a low level wc, wash hand basin with vanity unit and panelled bath with shower attachment and glazed shower screen. Part tiled walls, tiled flooring and chrome heated towel rail.

### Outside

To the front of the property is a lawned garden with a concrete driveway leading to the attached garage. To the rear of the property is an enclosed garden mainly laid to lawn with two decked seating areas and borders containing a variety of plants.

### Garage 16'6" x 8'7" (5m x 2.6m)

Up and over door, power and lighting and personal door to side aspect.

### Agents Note

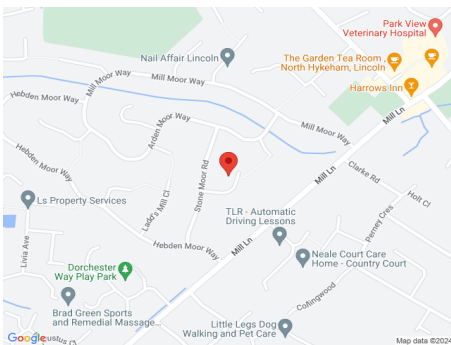
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GROUND FLOOR  
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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