



Ullswater Close, North
Hykeham



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£350,000

- Detached Bungalow
- Cul-De-Sac Location
- Corner Plot
- Driveway For Multiple Cars
- Newly Fitted Air Source Heat Pump/Solar Panels
- Spacious Rear Garden
- Freehold
- EPC rating B



This spacious Three-bedroom detached bungalow is located on a quiet cul-de-sac. It offers good living space inside and out, sits on a corner plot, and has easy access to local amenities, bus routes, and the city centre. This property has recently been made more energy efficient with the addition of a new air source heat pump and solar panels. This property comprises of Entrance Hall, Lounge, Kitchen, Utility room, Snug, Office, Conservatory, Three Double Bedrooms and Bathroom. Outside to the front there is driveway parking for multiple cars, a carport and a small grass area. To the rear is a spacious entertaining garden.

Entrance Hall

With door to the front aspect of the property, giving access to the living room, dining room, office and snug.

Lounge 15'11" x 17'10" (4.9m x 5.4m)

With window to the front and rear aspect of the property, electric fireplace and radiator.

Snug 9'0" x 9'1" (2.7m x 2.8m)

With window to the rear aspect of the property and radiator.



Office 9'5" x 9'0" (2.9m x 2.7m)

With window to front aspect of the property, entrance to utility room and radiator.

Utility Room 5'10" x 8'11" (1.8m x 2.7m)

With sliding door and window to the rear aspect of the property, base and eye level units with worktop.

Kitchen 9'5" x 10'4" (2.9m x 3.1m)

With window to the rear aspect of the property, door leading to the conservatory, base and eye level units with worktop, built in oven, induction hob, extractor fan, one and a half basin sink with drainer and space for free standing fridge freezer.

Conservatory 11'1" x 10'4" (3.4m x 3.1m)

With French doors to the garden, window to the rear and side aspect of the property, base and eye level units with worktop.

Bedroom One 10'5" x 15'11" (3.2m x 4.9m)

With window to the front aspect of the property and radiator.

Bedroom Two 12'11" x 9'11" (3.9m x 3m)

With window to the rear aspect of the property and radiator.

Bedroom Three 9'4" x 6'5" (2.8m x 2m)

With window to the rear aspect of the property and radiator.

Bathroom 9'10" x 6'7" (3m x 2m)

With window to the side aspect of the property, shower over bath, pedestal sink, low level wc and radiator.

Outside Front

With a large driveway and carport for multiple cars, seated patio area and grass lawn with plenty of greenery.

Outside Rear

With seated patio area, grass lawn, decking and multiple storage sheds.

Agents Note

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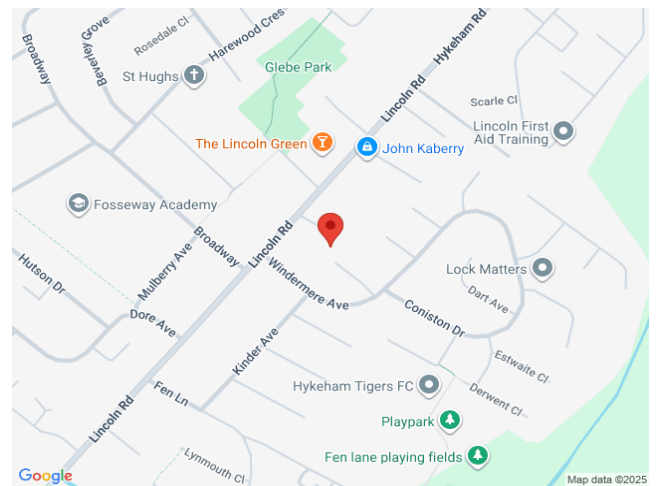


GROUND FLOOR



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		93 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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