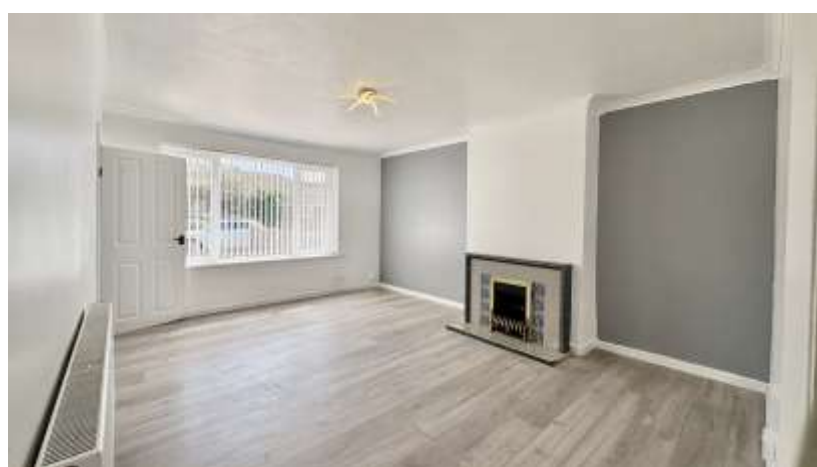




- Two Bedroom Bungalow
- New Fuseboard
- Modern Throughout
- Generous Rear Garden

- Fully Refurbished Throughout
- Sold With No Onward Chain
- Ample Driveway & Garage
- Popular Location

Mulberry Avenue, North Hykeham, LN6 8DZ
£185,000





Starkey&Brown are delighted to offer for sale this beautifully refurbished two-bedroom semi-detached bungalow, ideally positioned on Mulberry Avenue in the popular and highly regarded area of North Hykeham. Having been fully refurbished by the current owners, this attractive bungalow is presented in excellent, move-in ready condition and is being sold with the added benefit of no onward chain. The accommodation briefly comprises an entrance into a modern fitted kitchen, offering an excellent amount of worktop and storage space. The kitchen leads through into a bright and welcoming living room. There are two well-proportioned bedrooms, with bedroom one benefiting from newly fitted French doors opening directly onto the rear garden, creating a lovely connection between the bedroom and outside space. A contemporary modern shower room completes the accommodation. Further benefits include gas central heating and uPVC double glazing throughout, as well as a new Fuseboard in 2025. To the front, the property benefits from a newly completed block-paved driveway, finished in August 2026, which extends to the side of the property and provides excellent off-street parking. There is also a garage, offering useful additional storage or the potential for further parking. To the rear is a fully enclosed, low-maintenance garden. Mulberry Avenue is ideally situated within North Hykeham, offering excellent access to a wide range of local amenities. The area is particularly popular with families and downsizers, with nearby facilities including supermarkets, local shops, doctors' surgeries, pharmacies and highly regarded schools. North Hykeham also benefits from excellent transport links, with easy access to Lincoln city centre, the A46 and surrounding villages and towns. The area also offers a number of parks, green spaces and leisure facilities. Council tax band: B. Freehold.



uPVC composite door leading to:

Kitchen

6' 3" x 14' 3" (1.90m x 4.34m)

Having a range of matching wall and base units with countertops, a 4-ring gas hob with overhead extractor fan and an electric oven, a ceramic sink with mixer tap, space and plumbing for a washing machine, integrated fridge freezer, a uPVC double-glazed window to the side aspect, a coved ceiling, laminate flooring, a radiator and tiled splashback. Leading to:

Living Room

12' 1" x 16' 2" (3.68m x 4.92m)

Having a uPVC double-glazed window to the front aspect, laminate flooring, a coved ceiling, a radiator and a gas fireplace. Leading to the hall.

Bedroom 1

9' 8" x 15' 3" (2.94m x 4.64m)

Having uPVC French doors (newly fitted 2026) leading to the rear garden, laminate flooring, a coved ceiling, a radiator and a built-in storage cupboard.

Bedroom 2

8' 7" x 10' 3" (2.61m x 3.12m)

Having uPVC double-glazed window to the rear aspect, laminate flooring, a radiator and built-in wardrobes.

Shower Room

6' 3" x 6' 10" (1.90m x 2.08m)

Three-piece suite comprising a low-level WC, wash hand basin with under storage, a corner shower cubicle, a frosted double-glazed window to the side aspect, tiled walls and tiled flooring.

Outside Front

Newly laid block paved driveway with parking for multiple cars and a gravelled area. The block paved driveway extends to the side of the property. Access to the garage.

Garage

Having an up-and-over door, power, and electrics.

Outside Rear

Fully fenced surround, a patio area, a gravelled area, and side access leading to the front of the property.



GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 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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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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