

St. Hughs Drive, North Hykeham, Lincoln, LN6 8RD



Asking Price £195,000 Freehold



Nestled on St. Hughs Drive in the charming area of North Hykeham, Lincoln, this delightful detached bungalow presents an excellent opportunity for both families and investors alike. Spanning an impressive 1,076 square feet, the property boasts three well-proportioned bedrooms, a spacious reception room, and a conveniently located bathroom, making it an ideal home for those seeking comfort and practicality.

One of the standout features of this bungalow is its beautifully landscaped garden, which offers a serene outdoor space perfect for relaxation or entertaining guests. The property also includes a garage and ample parking for up to two vehicles, ensuring that you and your visitors will never be short of space.

With no onward chain, this home is ready for you to move in and make it your own. For those with a vision, this property represents a fantastic investment opportunity, allowing you to renovate and add value to your new home.

Additionally, the location is highly desirable, as it is within walking distance to a variety of local shops and amenities, providing convenience for everyday needs. Whether you are looking to settle down in a peaceful neighbourhood or seeking a project to enhance your investment portfolio, this bungalow on St. Hughs Drive is not to be missed.

Council Tax band: C EPC Rating: E

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Porch **1'10" x 3'10"**

The property is entered through an upper glazed UPVC door with leaded glass, having adjacent side and top panel also leaded glass, carpeted entrance with a doormat.

Hallway **15'1" x 8'10"**



An "L" shaped hallway entered through a fully glazed wooden door with a frosted glass panel, carpeted flooring, pendant lighting, doors leading to; lounge, three bedrooms, bathroom and kitchen. with built-in airing cupboard housing a hot water tank.

Living Room **16'10" x 11'9"**



Having large windows to the front and side elevation making this a very bright room, carpeted flooring, electric storage heater, fireplace with inset gas fire, two pendant lights and one wall light.

Kitchen **9'7" x 7'9"**



Window to the side elevation, vinyl flooring, original kitchen units on both sides with laminate worktop,

single bowl stainless steel sink with mixer tap, space and plumbing for washing machine, space for freestanding electric cooker, electric storage heater on the wall, space for a tall fridge freezer, built-in double cupboards with shelving, rear door with upper glazed glass panels leading to the Lean-to.

Bedroom 1 **11'8" x 10'11"**



Having window to the front elevation with electric storage heater underneath, carpeted flooring and pendant lighting.

Bedroom 2 **13'0" x 10'11"**



Having window to the rear elevation with electric storage heater underneath, carpeted flooring and pendant lighting.

Bedroom 3
7'5" x 5'10"



Having window to rear elevation, carpeted flooring, pendant lighting.

Bathroom
7'5" x 5'6"



Having window to rear elevation with frosted glass, carpeted flooring, three-piece suite comprising of low-level bath with mixer tap assembly, toilet and pedestal sink, low-level tiling, loft access and a Dimplex wall heater as well and a small storage heater.

Lean-to
8'3" x 9'5"



Being of wooden construction with single pane glass, carpeted flooring with double doors opening out onto the patio.

Garage
22'1" x 9'0"

Having up and over garage door to the front elevation, two windows to the side, and one window to the rear elevation, a personnel door with upper glazed frosted glass panel, a workbench with vice and shelving at the end, electric lighting and sockets and additional built-in shelving,

Outside Front and Side



The front has a driveway for two cars and a low maintenance frontage being laid to paving with a low level wall bordering the public footpath.

Outside Rear



The rear garden is the highlight of this property being of a generous size and split level featuring a patio, a raised lawn with many mature trees and shrubs.

Improvements

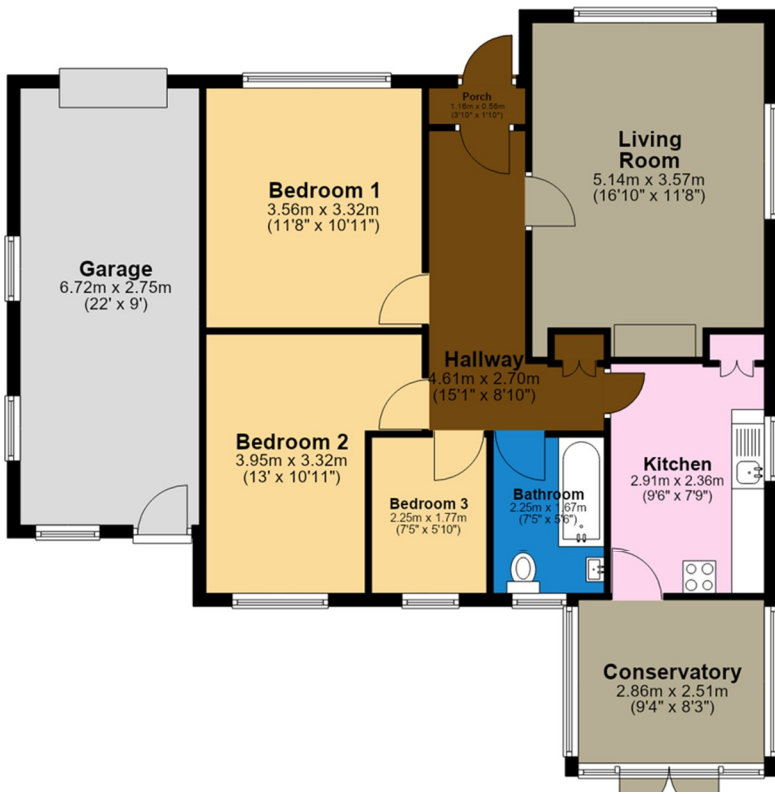
In 2012 The Fascias, Soffits and Guttering were all renewed as well as two replacement windows to the lounge and front bedroom

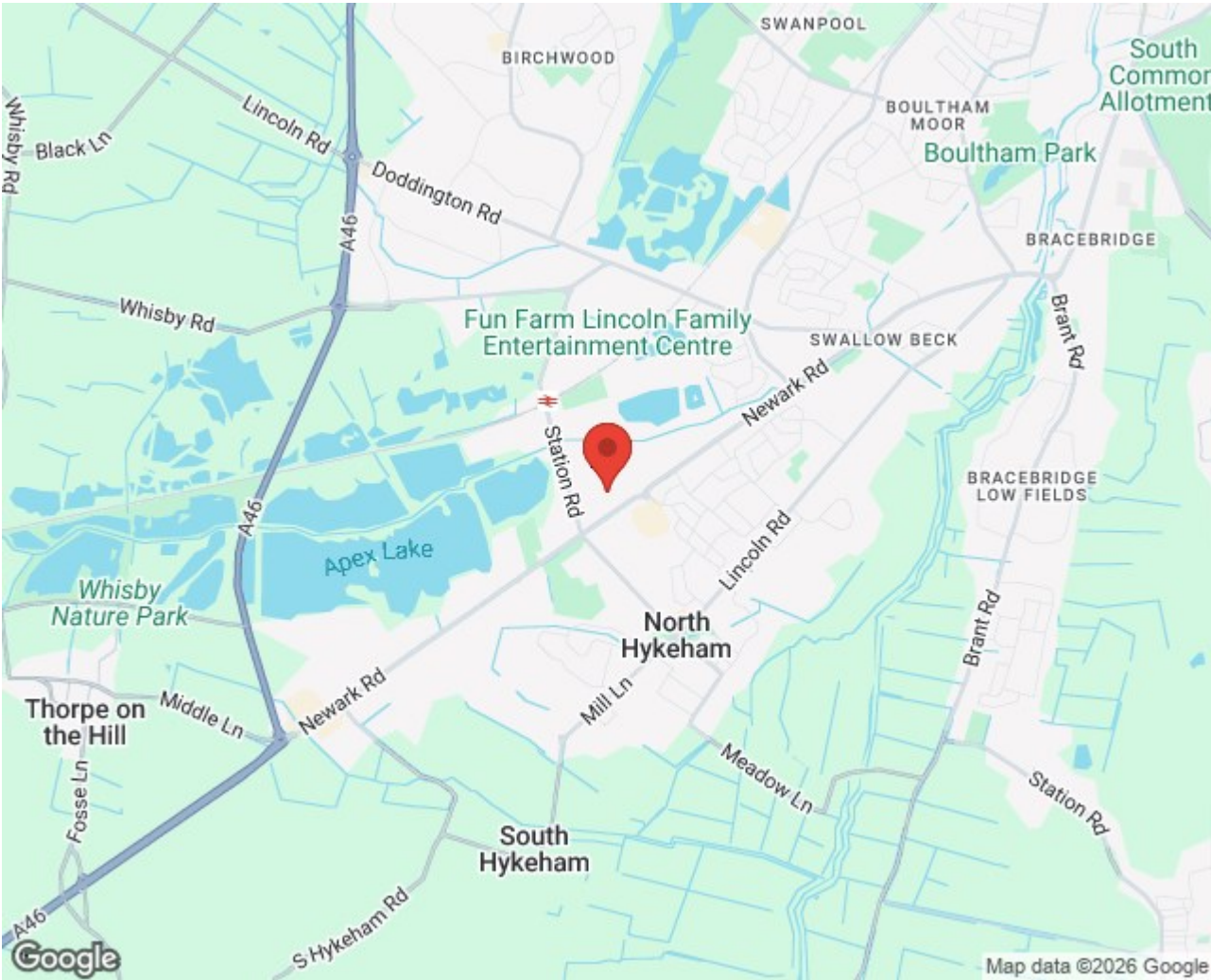
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	