

23 Hebden Moor Way

North Hykeham, Lincoln

BROWN & Co









23 Hebden Moor Way, North Hykeham, Lincoln

Situated within a popular residential area of North Hykeham, this spacious detached bungalow offers excellent potential for buyers seeking comfortable single-storey living with generous indoor and outdoor space. The property enjoys a substantial frontage providing ample off-road parking alongside a large integral garage with additional workshop and storage space.

The accommodation comprises an entrance porch and welcoming hallway, a generous lounge and dining room with dual aspect windows and patio doors, a fitted kitchen, and a bright conservatory overlooking the rear garden. There are two well-proportioned double bedrooms and a family bathroom.

Outside, the property continues to impress with a sizeable enclosed rear garden featuring extensive patio areas, lawns and a useful brick-built outbuilding, creating an ideal setting for outdoor entertaining, gardening or simply relaxing.

Located close to a wide range of local amenities, shops, schools and transport links, this well-maintained bungalow offers a rare opportunity to acquire a spacious home in a sought-after location with scope for personalisation to suit individual tastes.



Entrance Porch
Double glazed and brick construction with radiator and further door to;

Entrance Hall
With two radiators, loft access, airing cupboard housing Worcester boiler, double glazed picture window to side elevation, door to separate WC.

Lounge/Dining room
Double glazed bay window to front elevation, electric fireplace, double glazed casement window to rear elevation, double glazed patio door to rear elevation, single radiator, sliding door to kitchen,

Conservatory
Double glazed construction with plastic roof, patio sliding doors to rear elevation, radiator, door to;

Garage
Double glazed casement windows to side elevation, outside tap, up and over door, loft access. This is a Generous size garage which would offer parking for a vehicle and further workshop/storage area.

Kitchen
Double glazed casement window to rear elevation, fitted wall and base units with stainless steel double sink and drainer, space and plumbing for washing machine, four ring electric hob, built-in oven, part tiled walls, radiator, door to rear porch

Rear Porch
Double glazed and brick construction with plumbing for washing machine, door to side elevation.

Bedroom One
Double glazed casement window to front elevation, radiator.

Bedroom Two
Double glazed casement window to rear elevation, double radiator.

Bathroom
Double glazed casement window to side elevation, three-piece suite comprising panel bath with shower over, pedestal wash basin, mid flush WC, radiator, fully tiled walls, built-in storage cupboard.

Outside
The front elevation offers ample parking via the driveway and further hard standing area, pedestrian access is available on both sides leading to a generous rear garden with large patio, lawned area, walled and fenced boundaries along with a further brick and tiled outbuilding.

Services
We understand the property offers mains water, electric, gas central heating and main sewer connections.

Tenure & Possession
Freehold and for sale by private treaty.

Council Tax
Band C

Mobile & Broadband
We understand from the Ofcom website there is good mobile coverage from EE, Three, O2 and Vodafone however interested parties are advised to check with their provider. We understand from the Ofcom website that standard, superfast and Ultra Fast broadband is available at this property with a max download speed of 1800 Mbps and an upload of 220 Mbps.



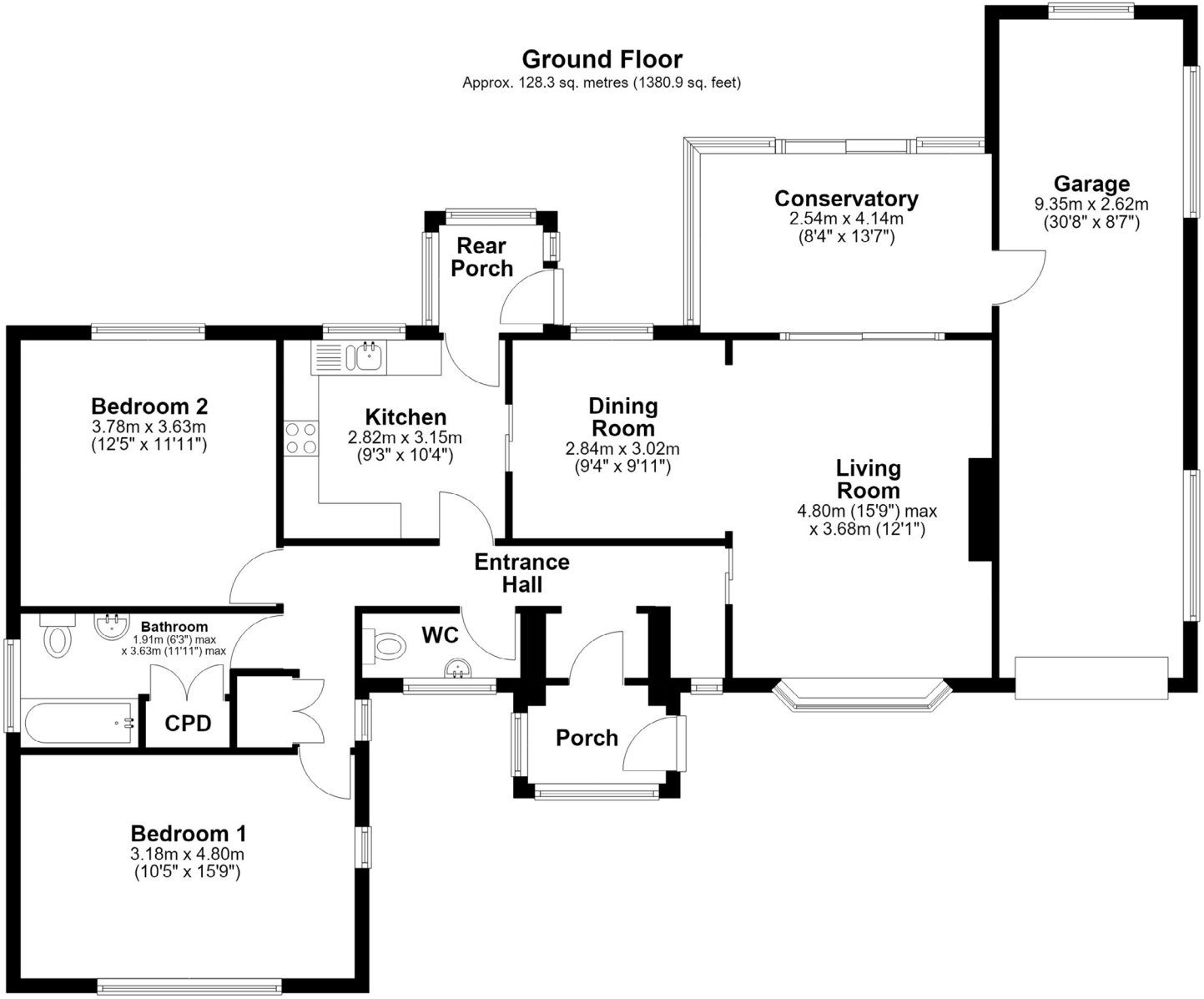






Ground Floor

Approx. 128.3 sq. metres (1380.9 sq. feet)



Total area: approx. 128.3 sq. metres (1380.9 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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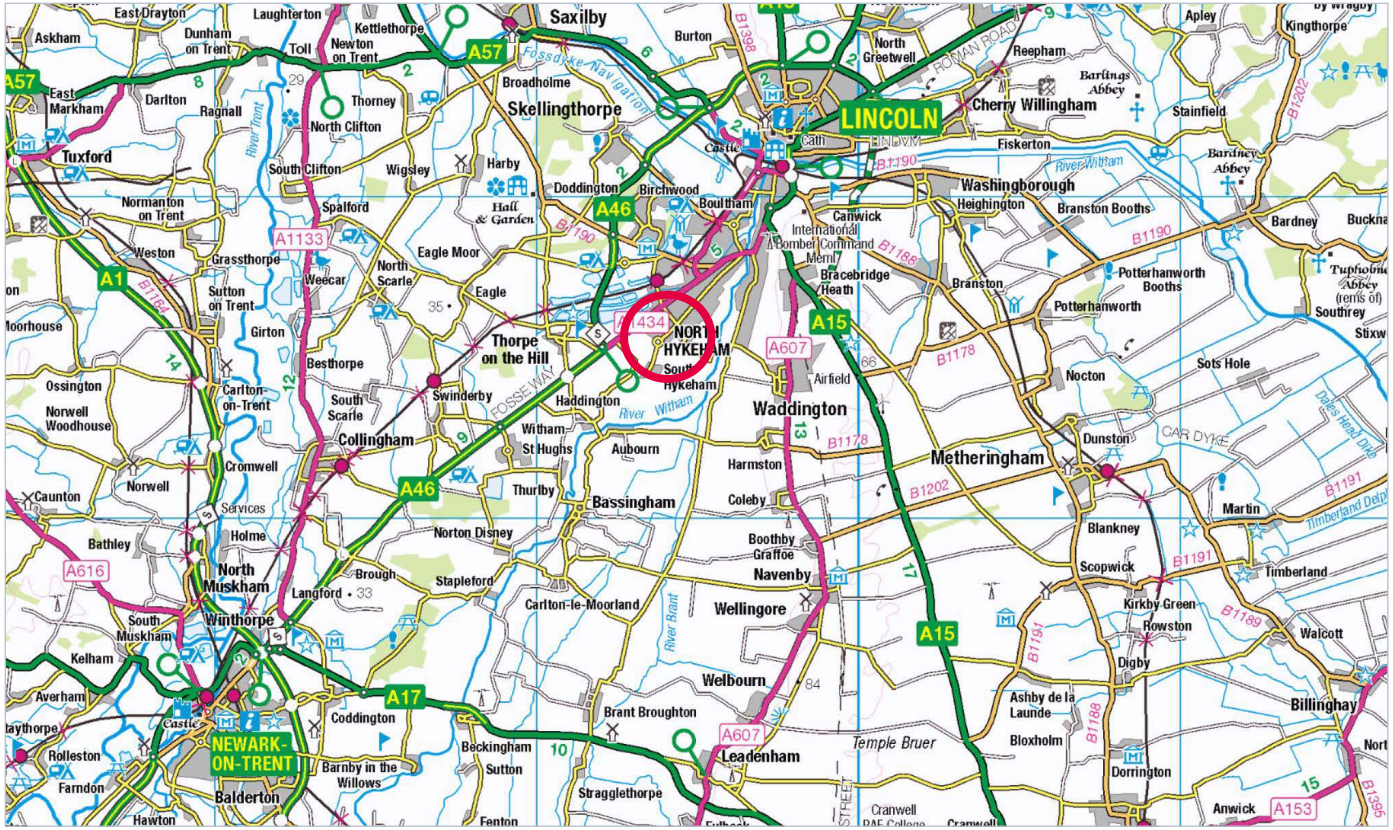
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Directions - LN6 9QW

From the A46 Hykeham Roundabout proceed along the A1434 Newark Road until you reach a right hand turn onto Moor Lane. The turn right onto Hebden Moor Way and the property is on the left.

https://what3words.com/sympathy.probably.costly

Buyer identity check

Please note that prior to acceptance of any offer, Brown&co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Agent

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