



- Detached Bungalow
- 3 Bedrooms
- Lounge Diner
- Conservatory
- Kitchen
- Shower Room
- Garage 17'11" x 8'5"
- Popular Location

Exmoor Close, North Hykeham, LN6 9PW
£275,000





Conveniently located to benefit from easy access to a wealth of local amenities and public transport links is this detached 3 bedroom bungalow in a cul-de-sac position in the popular residential area of North Hykeham. With accommodation comprising entrance porch, entrance hall, 27ft lounge diner, kitchen, 15ft conservatory, 3 bedrooms, modern shower room, front and rear gardens, single garage and the property further benefits from gas fired central heating and extensive uPVC double glazing. The local area includes amenities such as Co-op, public houses, pharmacy and many other retail outlets as well as regular bus services back in towards the Cathedral city of Lincoln. The property is well presented throughout and with its cul-de-sac position provides excellent potential to a range of purchasers to enjoy a detached bungalow in this popular residential location. Council tax band: C. Freehold.

Agents Note

No internal photos at the privacy request of the owner. The property does require modernisation however has been well maintained by the current owners.

Entrance Porch

Having uPVC double glazed door entry, feature uPVC arched design window to front aspect and door into:

Entrance Hall

Having thermostat control for central heating, storage cupboard, access to loft space, coved ceiling, radiator, power points and door opening to:

Lounge Diner

27' 2" x 12' 9" max narrowing to 8'1" min (8.28m x 3.89m)

Lounge Area - Having uPVC double glazed bay window front aspect, gas fire, radiator, power points and coved ceiling. Dining Area - Having uPVC double glazed sliding door to conservatory, access to kitchen, radiator and power points.

Conservatory

15' 9" x 7' 9" (4.8m x 2.36m)

Being of uPVC double glazed and brick construction, uPVC door to garden aspect, radiator and power points.

Kitchen

9' 4" x 8' 7" (2.84m x 2.62m)

Having a range of base and eye level storage units, work surfaces and tiled splash backs, one and a half bowl sink unit with mixer tap over, space for several counter level appliances, tiled flooring and walls, radiator, power points, uPVC window to rear aspect and door to side aspect.

Master Bedroom

13' 0" into wardrobes x 9' 10" (3.96m x 3m)

Having double wardrobe with hanging and shelving, uPVC window to front aspect, radiator and power points.

Bedroom 2

10' 10" x 10' 8" (3.3m x 3.25m)

Having uPVC window to rear aspect, radiator and power points.

Bedroom 3

9' 5" min x 7' 4" (2.87m x 2.24m)

Having uPVC window to conservatory aspect, radiator and power points.

Shower Room

Having fitted suite comprising sink unit with splash backs and storage units, low level wc, walk in shower with over head mains shower appliance, fully tiled with spot lights and uPVC window to side aspect.

Outside Front

Having driveway which is part concrete and part paved, lawned area, a range of plants, shrubs, flower beds, gated access to rear of the property.

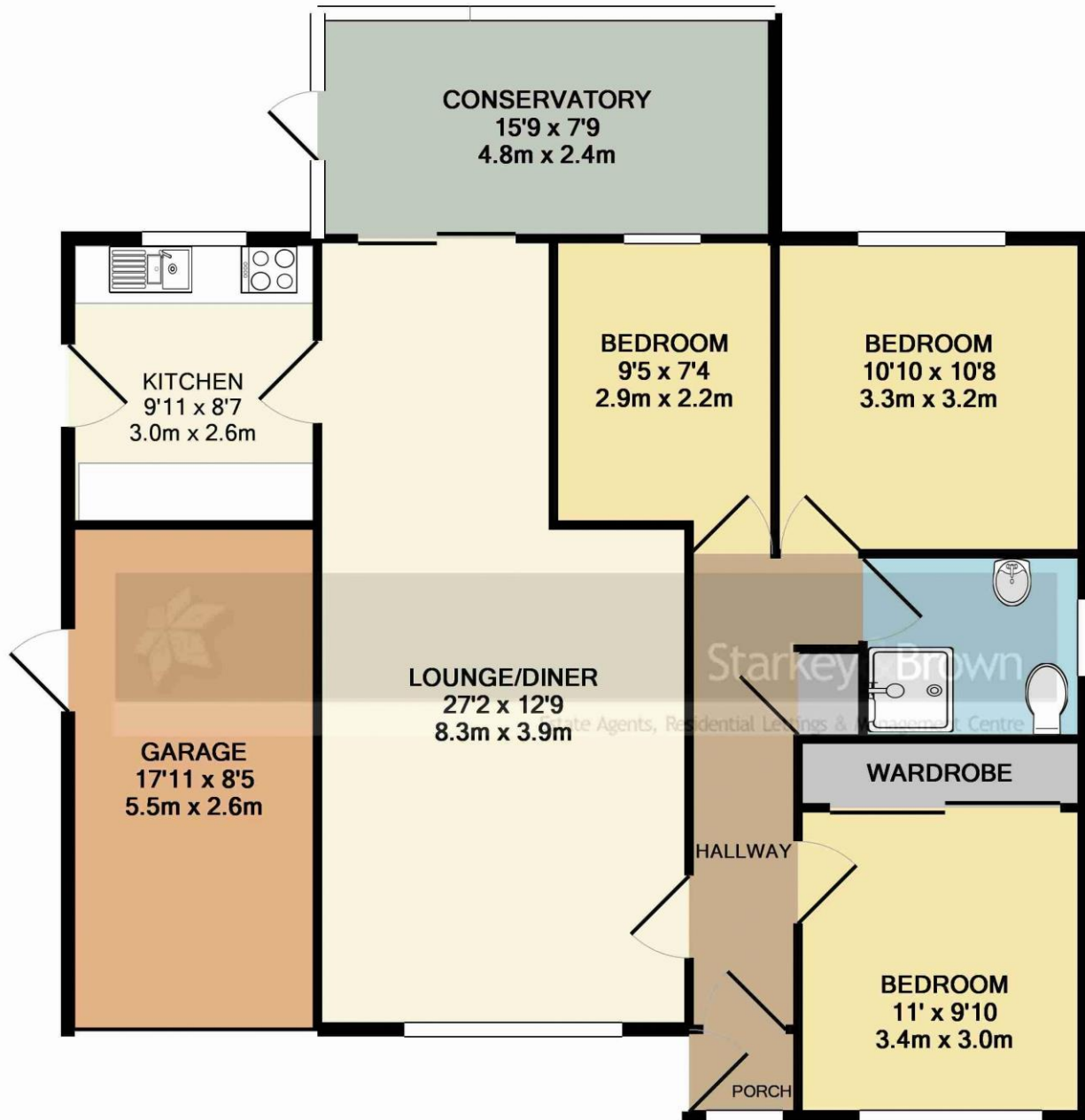
Outside Rear

Is enclosed with a lawned area, a range of patio areas, slate gravelled area, flower beds with a range of shrubbery, trees, shed and is enclosed.

Garage

17' 11" x 8' 5" (5.46m x 2.57m)

Having up and over door, power and lighting, electric consumer unit, wall mounted central heating boiler, plumbing for washing machine, water supply and personal door to side aspect.



TOTAL APPROX. FLOOR AREA 1111 SQ.FT. (103.2 SQ.M.)

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