

- Detached Family Homes
- 4 Bedrooms & 2 Bathrooms
- Lounge & Dining Room
- Kitchen & Utility Room
- Conservatory
- Non-Overlooked Garden
- Large Driveway Parking
- Garage With Partial Studio Conversion

Bakewell Mews, North Hykeham, LN6 8TU
Offers in Excess of £370,000





Bakewell Mews is a spacious four-bedroom detached family home tucked away at the end of a peaceful cul-de-sac in the popular North Hykeham area. The property is thoughtfully arranged to suit modern family life, offering two reception rooms, a bright conservatory, and a well-fitted kitchen with the added convenience of a breakfast bar and access to the utility room. Completing the ground floor is a welcoming entrance hall and separate WC.

Upstairs, there are four comfortable bedrooms served by two bathrooms, creating an excellent balance of family and private space. The master bedroom features twin double wardrobes and access to a private en suite shower room, whilst bedroom 2 also features a built in double wardrobe.

The property also benefits from a partial studio conversion within the original double garage, providing versatile space ideal for a home office, gym or creative use, while still retaining a single garage alongside ample driveway parking for 6 cars. The home is fully alarmed with CCTV.

To the rear, the private garden offers an attractive outdoor retreat, perfect for entertaining or relaxing. Combining generous living accommodation, flexible additional space and a desirable position, Bakewell Mews presents a rare opportunity to secure a detached family home in a highly regarded residential setting. Built in the mid 1990's, Bakewell Mews has always been popular with family buyers due to its excellent access to local amenities which includes schooling, supermarkets and retail options. Whilst also boasting a friendly community, local transport connections such as North Hykeham Railway Station and quick access to the A46.

For further details and viewing requests please contact Starkey&Brown. Council tax band: Freehold.



Entrance Hall

Front door to the front aspect, a uPVC double-glazed window, and stairs rising to the first floor. Access to the lounge, kitchen, and downstairs WC.

Downstairs WC

2' 10" x 5' 11" (0.86m x 1.80m)

Low-level WC, hand wash basin unit, a uPVC double-glazed obscured window to the front aspect.

Lounge

16' 5" x 12' 0" (5.00m x 3.65m)

uPVC double-glazed window to the front aspect, a radiator, coved ceiling, and double door entrance to:

Dining Room

8' 9" x 12' 0" (2.66m x 3.65m)

Single radiator, coved ceiling, and a double door entry to the conservatory and access to the kitchen.

Conservatory

12' 7" max x 14' 10" (3.83m x 4.52m)

Brick base with uPVC surround, French doors leading to the rear garden.

Kitchen

11' 4" x 12' 4" (3.45m x 3.76m)

The kitchen underwent a light refurbishment 6 years ago. A range of wall and base units with counter worktops, an oven, a 4-ring gas hob, space and plumbing for further appliances, a sink and drainer unit, 2 uPVC double-glazed windows, a kitchen island, and access to an under-stairs storage cupboard and utility.

Utility

5' 1" x 5' 3" (1.55m x 1.60m)

Base level units with space and plumbing for laundry appliances, external door to side aspect leading onto the rear garden, and a wall-mounted gas central heating, Ideal boiler - serviced annually.

First Floor Landing

Loft access - partially boarded. Additional storage cupboard. Access to bedrooms and bathroom.

Bedroom 1

11' 6" to wardrobes x 11' 11" (3.50m x 3.63m)

Built-in twin double wardrobes, uPVC double-glazed window to the front aspect, and a radiator. Access to:

En-Suite Shower Room

11' 6" x 5' 2" (3.50m x 1.57m)

Corner shower cubicle, a low-level WC, hand wash basin unit, obscured external window to the front aspect, tiled floor and surround, and an airing cupboard with a hot water cylinder.

Bedroom 2

8' 11" x 11' 10" max (2.72m x 3.60m)

Built-in double wardrobe, a radiator, and a uPVC double-glazed window to the rear aspect.

Bedroom 3

8' 9" x 8' 0" (2.66m x 2.44m)

uPVC double-glazed window to the rear aspect and a radiator.

Bedroom 4

6' 1" x 8' 9" (1.85m x 2.66m)

uPVC double-glazed window to the rear aspect and a radiator.

Bathroom

7' 8" x 6' 7" (2.34m x 2.01m)

Three-piece suite comprising panelled bath, a low-level WC, a hand-wash basin unit, and a uPVC double-glazed obscured window to the side aspect.

Outside Rear

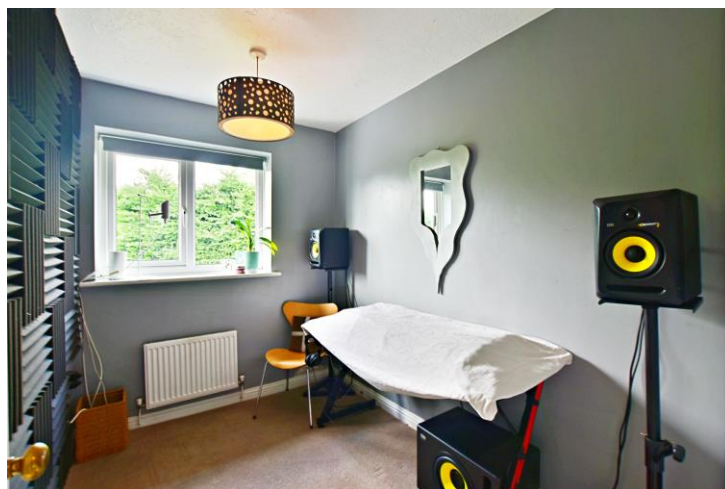
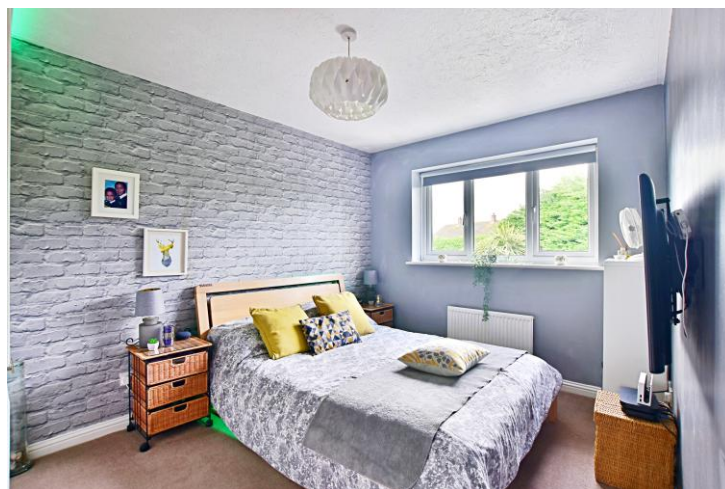
Enclosed garden with conifers and fenced perimeters, a timber decking area with power points, an external water source, and a lawned area to the rear side. Access to the front of the property.

Outside Front

Parking for multiple vehicles, landscaped gravelled border to the perimeter of the property. Storm porch to the entrance hall.

Double Garage

Underwent a partial studio conversion approximately 15 years ago. Providing an idyllic space for a home gym, office studio, as well as retaining a standard single garage. Power and lighting.

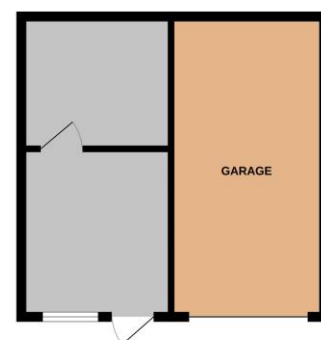
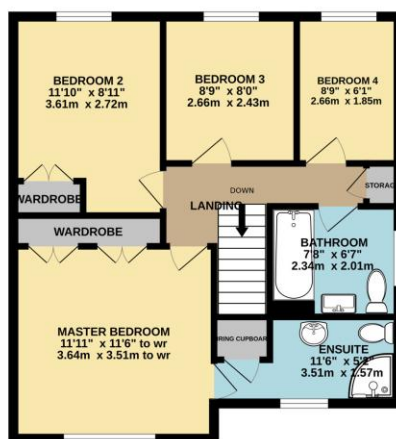
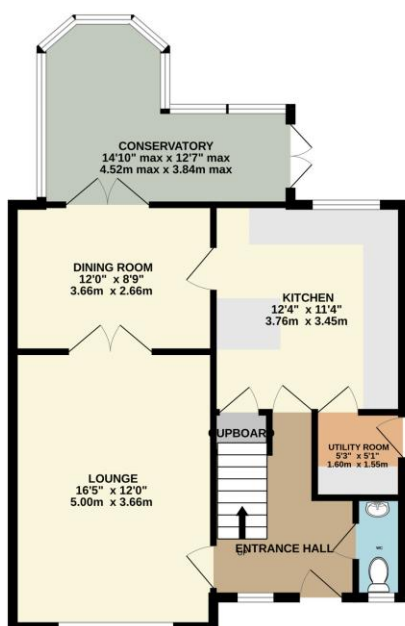




GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.

1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.

GARAGE
322 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1559 sq.ft. (144.8 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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