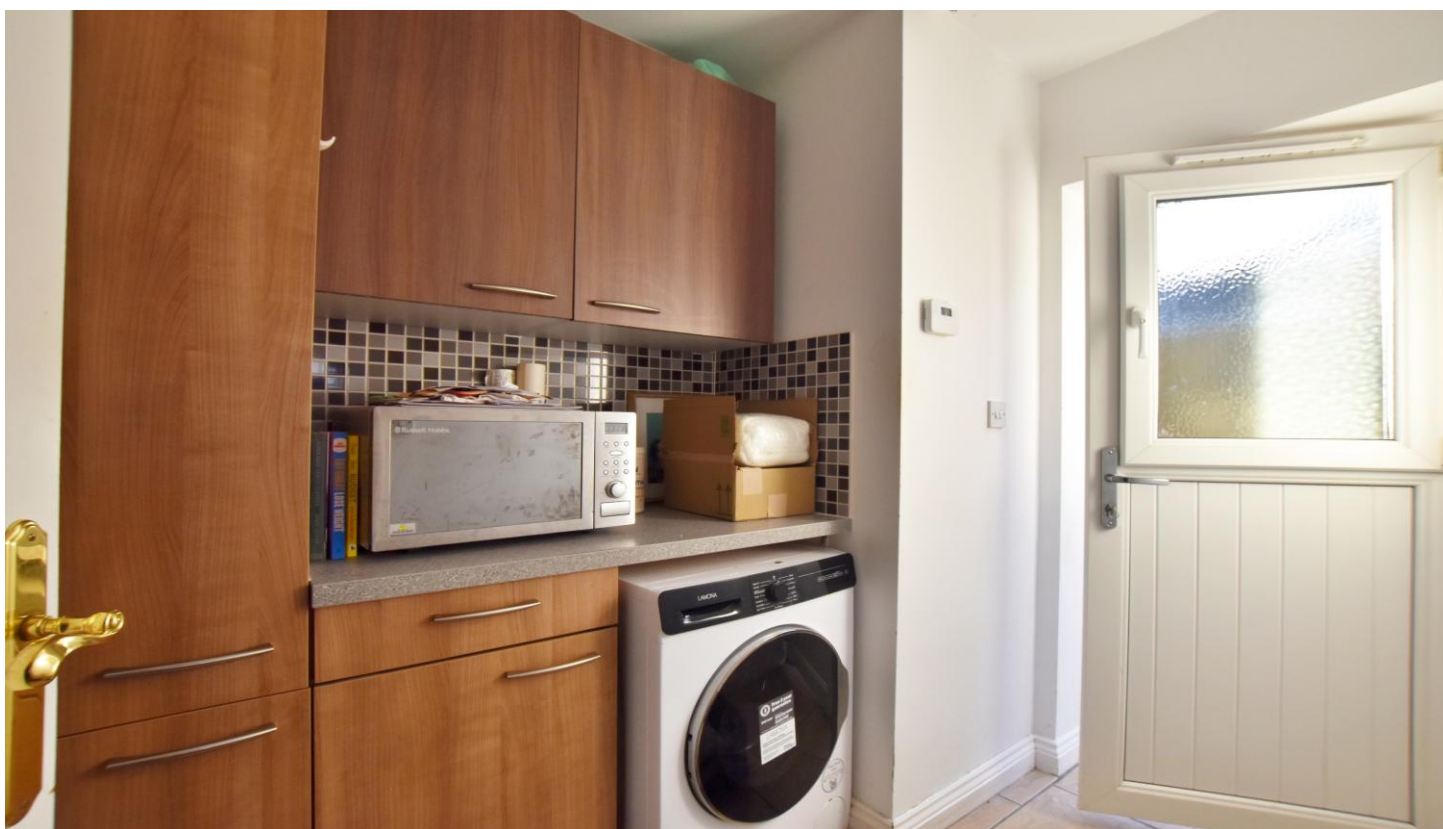




- Detached Bungalow
- 3 Bedrooms
- Bathroom & En-Suite
- Open Plan Kitchen, Diner & Living
- Low Maintenance Garden
- Converted Garage
- Accessed Via Security Gates
- No Onward Chain

Affords Way, North Hykeham, LN6 9LR
Offers In The Region Of £325,000



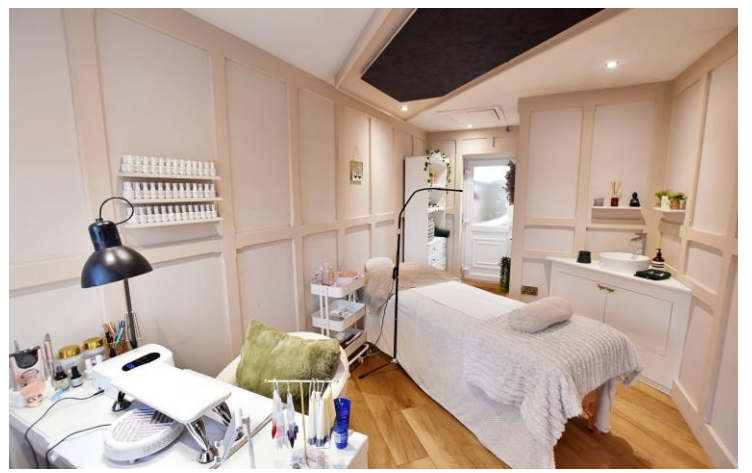


Set within the quiet security of a gated development, this detached bungalow represents a masterclass in modern single-level living. Offered for sale with NO ONWARD CHAIN, the property immediately impresses with its seamless blend of privacy and sophisticated design, characterised by a sense of space and high-end finishes. At the centre of the home lies a magnificent open-plan kitchen, dining, and living space, where natural light pours through elegant French doors that connect the interior directly to the garden. This expansive space is further elevated by the luxury of underfloor heating, which runs consistently throughout the entire residence to provide an ambient, comfortable warmth underfoot in every room.

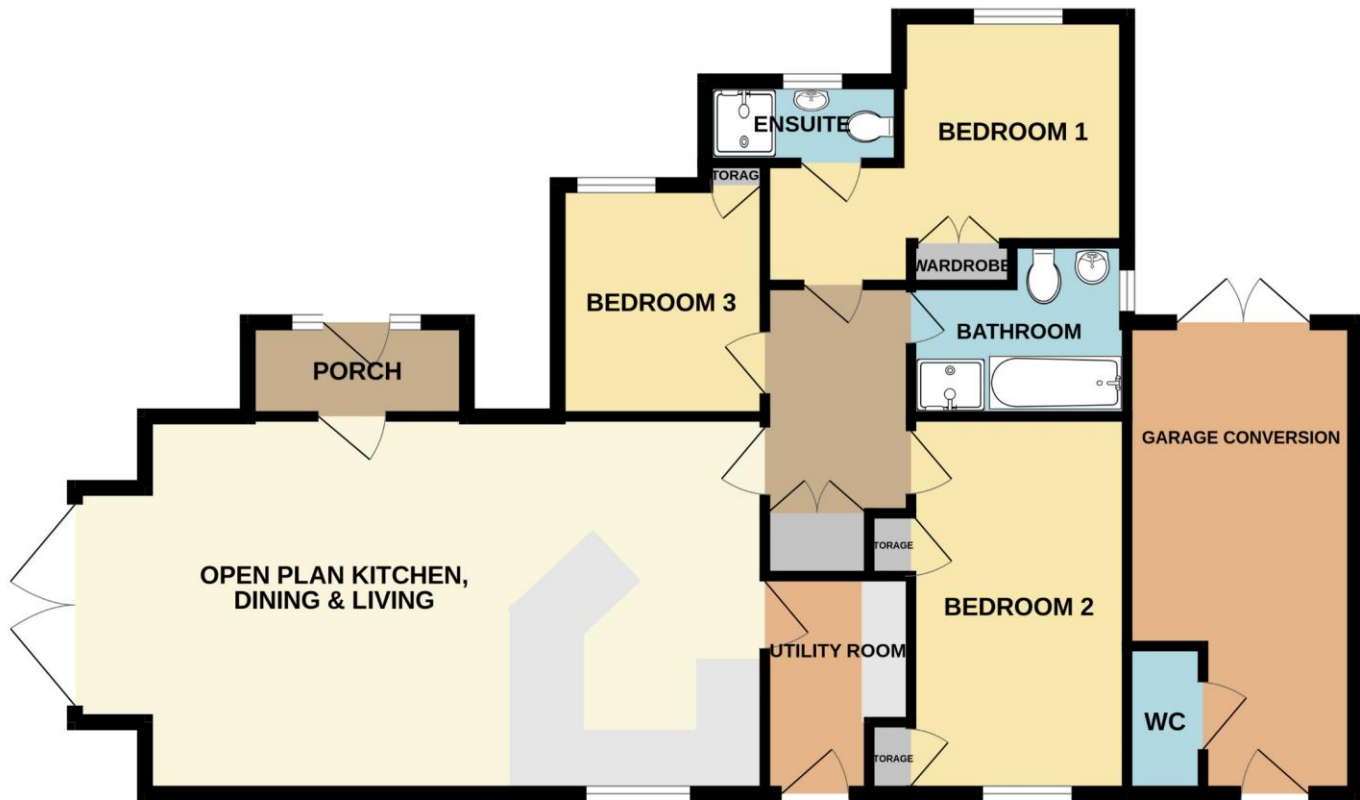
The living quarters are thoughtfully arranged to provide both comfort and organisation, featuring three generously proportioned bedrooms that each benefit from high-quality integrated wardrobes. The master suite serves as a private retreat, complete with its own dedicated ensuite, while a sleek family bathroom and a practical separate utility room ensure the property remains as functional as it is homely. Outside, the property continues to provide versatility with a low-maintenance garden designed for relaxation rather than upkeep, alongside a private driveway and a professionally converted garage that offers an ideal footprint for a professional home office or a creative studio.

Due to the location, the access to the nearby amenities of North and South Hykeham is outstanding. Residents enjoy access to a comprehensive selection of local services including the diverse shops at The Forum, major supermarkets, and a selection of welcoming local bistros. The area is renowned for its educational and recreational facilities, being home to the Sir Robert Pattinson Academy and the North Kesteven Academy, which hosts the Terry O'Toole Theatre and the One NK Leisure Centre. For those who enjoy the outdoors, the picturesque trails of Whisby Nature Park and the water sports at Apex Lake are close by, while Hykeham Station provides effortless rail connections for commuters traveling to Lincoln, Newark, or Nottingham.

NO ONWARD CHAIN. Council tax band: D. Freehold.



GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 872sq.ft. (81.0 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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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

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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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