



Hawkshead Grove, Lincoln



**£240,000**

- Detached Bungalow
- Two Bedrooms
- Shower Room & WC Ensuite
- Generous Plot
- Sought After Uphill Area
- NO ONWARD CHAIN
- Freehold
- EPC Rating TBC



A spacious two bedroom detached bungalow, situated on Hawkshead Grove in the popular and well established residential area of Lincoln, just off Nettleham Road.

The property enjoys a convenient location within easy reach of a range of local amenities, including shops, supermarkets, schools, healthcare facilities and public transport links. The nearby Nettleham Road provides access to further everyday conveniences, while Lincoln city centre offers an excellent selection of shops, cafes, restaurants and leisure facilities.

The accommodation on offer comprises Entrance Porch, Lounge, Dining Room, Kitchen, Two Bedrooms with WC en-suite to the second bedroom and Shower Room. Externally the property offers a lawned garden and driveway with space for up to four cars leading to a detached single garage. To the rear of the property there is an enclosed lawned garden with mature apple trees.

The property also benefits from Gas Central Heating and uPVC Double Glazing throughout.



## Porch

6'0" x 3'0" (1.8m x 0.9m)

With the entrance door to the front aspect.

## Lounge

15'8" x 13'10" (4.8m x 4.2m)

With a bay window to the front aspect, radiator and opening leading to the Dining Room.

## Dining Room

With french doors leading to the conservatory.

## Kitchen

10'11" x 8'6" (3.3m x 2.6m)

With a window to the rear aspect and an external door to the side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, free standing cooker, extractor and space and plumbing for a washing machine.

## Conservatory

9'6" x 7'5" (2.9m x 2.3m)

With windows to all aspects and french doors leading to the rear aspect of the property.

## Hall

With access to storage.

## Bedroom One

12'9" x 10'2" (3.9m x 3.1m)

With a window to the front aspect and fitted wardrobes.

## Bedroom Two

9'3" x 8'4" (2.8m x 2.5m)

With a window to the rear aspect, radiator and access to the wc.

## WC

5'0" x 3'0" (1.5m x 0.9m)

With sliding doors, a window to the side aspect, low level wc and wash hand basin.



### Shower Room

6'2" x 6'0" (1.9m x 1.8m)

With a window to the side aspect, low level wc, wash hand basin and shower.

### Garage

16'7" x 8'11" (5.1m x 2.7m)

With an up and over door and an external door to the side aspect.

### Outside

To the front aspect of the property there is a lawned garden and driveway for four vehicles. To the rear of the property there is an enclosed lawned garden with mature apple trees.

### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

# Floorplan

GROUND FLOOR  
938 sq.ft. (87.2 sq.m.) approx.

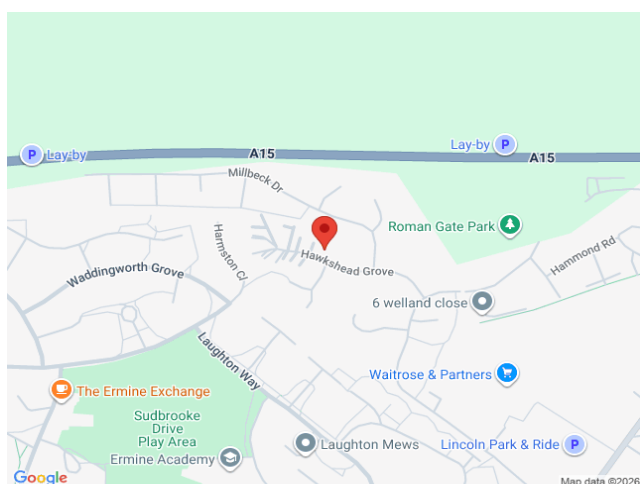


## FLOORPLAN

TOTAL FLOOR AREA : 938 sq.ft. (87.2 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 for 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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