



Arden Moor Way, North
Hykeham



£250,000

- Well Presented Detached Bungalow
- Good sized Gardens & Double Driveway
- Two Double Bedrooms
- Open Plan Living Dining Kitchen
- Modern Shower Room
- Attached Garage
- Freehold & No Onward Chain
- EPC rating D



Well Presented DETACHED BUNGALOW situated in a popular location within North Hykeham. For sale with NO ONWARD CHAIN. The accommodation comprises Entrance Hall, Lounge, Open Plan Living Dining Kitchen with doors out to the rear garden and Modern Shower Room. The property benefits from UPVC double glazing with gas central heating. Enjoying a good sized plot the property has low maintenance front garden with two driveways, attached garage and enclosed lawned gardens to the rear and side.

Entrance Hall

Door to side aspect, radiator and loft access.

Lounge

15'8" x 10'5" (4.8m x 3.2m)

Window to the front aspect, electric fire and radiator.

Dining Kitchen

19'4" x 17'8" (5.9m x 5.4m)

Bi fold doors to rear aspect. Fitted with a range of wall and base units with work surface and drainer sink unit over. Fitted oven, hob and extractor hood. Personal door into the attached garage.

Bedroom One

10'11" x 8'10" (3.3m x 2.7m)

Window to the front aspect, fitted wardrobes and radiator.



Bedroom Two

8'10" x 8'0" (2.7m x 2.4m)

Window to the rear aspect, fitted wardrobes and radiator.

Shower Room

Window to the side aspect, built in low level WC and wash hand basin with vanity unit, corner shower and tiled flooring.

Outside

To the front of the property is a low maintenance gravelled garden with driveway leading to the attached garage and second block paved driveway.

Garage

16'6" x 8'4" (5m x 2.5m)

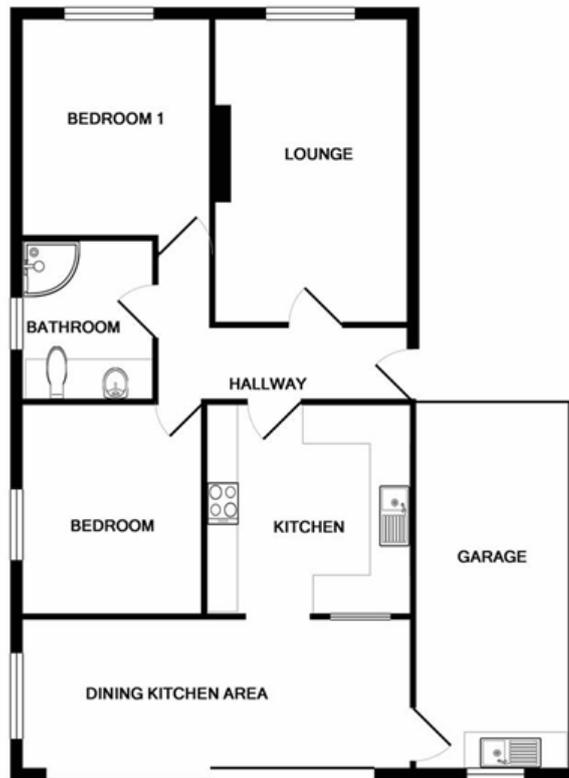
Up and over door, power and lighting. Window and door to rear aspect and personal door into the dining kitchen. Stainless steel drainer sink unit and work surface.

Agents Note

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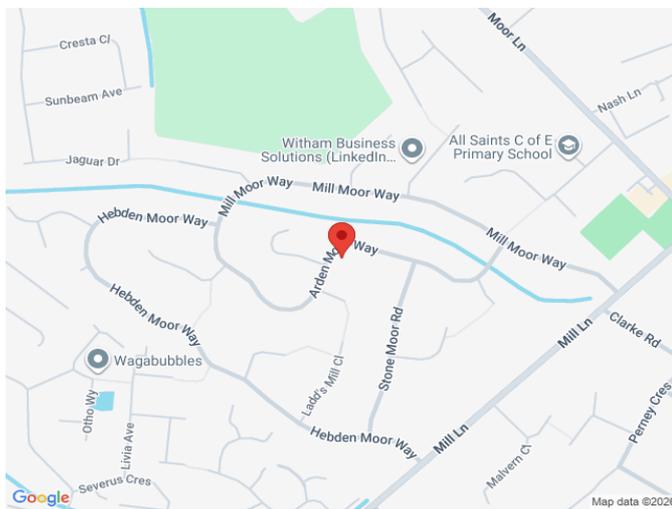


Floorplan



ARDEN MOOR WAY, NORTH HYKHAM, LN69PP
 TOTAL APPROX. FLOOR AREA 998 SQ.FT. (92.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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