



Newark Road, North Hykeham



**£200,000**

- Detached Bungalow
- Two Bedrooms
- Lounge & Breakfast Kitchen
- Garage and Driveway
- No Onward Chain
- Conservatory
- Tenure: Freehold
- EPC rating E



Sold with NO ONWARD CHAIN this Two Bedroom Detached Bungalow is located in the popular area of North Hykeham, perfectly positioned within walking distance of the local shops, doctors and a host of other amenities.

The Accommodation on offer comprises Entrance Hall, Lounge, Breakfast Kitchen, Two Bedrooms, Family Bathroom and Conservatory. Externally the property offers a gravel driveway with space for three cars leading to a Single Garage. To the rear of the property is an enclosed lawned garden with patio and gate access for one car. The property further benefits from uPVC Double Glazing.

### Entrance Hall

With the entrance door to the front aspect, access to the airing cupboard and storage heater.

### Lounge 16'0" x 10'11" (4.9m x 3.3m)

With a window to the front aspect, fireplace and storage heater.

### Kitchen 7'5" x 11'7" (2.3m x 3.5m)

With a window to the rear aspect and storage heater. Fitted with a range of wall and base units with worktops over, oven and hob with extractor hood and sink with drainer unit.



### Conservatory 9'1" x 15'1" (2.8m x 4.6m)

With french doors leading to the rear garden and door to the garage.

### Bedroom One 10'9" x 10'11" (3.3m x 3.3m)

With a window to the rear aspect, fitted wardrobe and storage heater.

### Bedroom Two 9'2" x 8'0" (2.8m x 2.4m)

With a window to the front aspect and storage heater.

### Shower Room 4'11" x 8'0" (1.5m x 2.4m)

With a window to the side aspect, low level wc, wash hand basin, walk-in shower and heated towel rail.

### Garage 17'4" x 8'0" (5.3m x 2.4m)

Attached single garage with up and over door, power and lighting.

### Outside

The front of the property offers a gravel driveway with space for three cars leading to a Single Garage.

To the rear of the property there is an enclosed lawned garden with patio and double gate access for at least one car or caravan.

### 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.

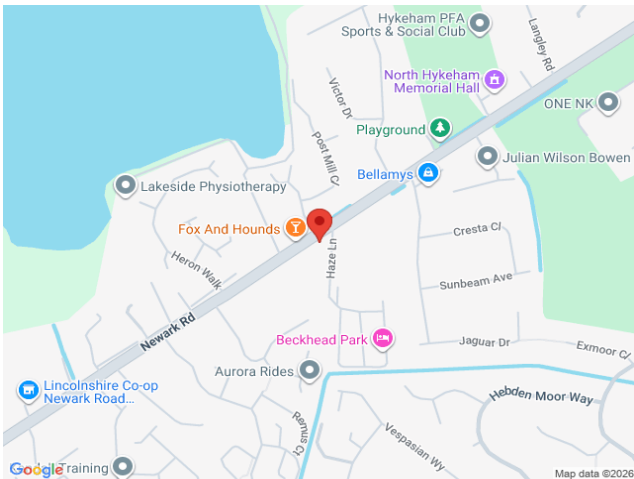
**GROUND FLOOR**  
811 sq.ft. (75.3 sq.m.) approx.



NEWARK ROAD, NORTH HYKEHAM, LN6 9SP

TOTAL FLOOR AREA : 811 sq.ft. (75.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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