



8 Baildon Crescent

North Hykeham, Lincoln, LN6 8HU



Book a Viewing!

£220,000

NO ONWARD CHAIN - Situated in the popular area of North Hykeham, within convenient and close proximity of The Forum Shopping Centre, this two bedroom detached bungalow has well presented living accommodation comprising of hall, lounge diner, conservatory kitchen, two double bedrooms and bathroom. Outside is a low maintenance gravelled front garden, driveway, single garage and an enclosed rear garden. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is well located within the popular residential area of North Hykeham which is located South West of Lincoln. The property is close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.



HALL

LOUNGE/DINER

21' 10" x 10' 11" (6.68m x 3.33m) With double glazed window to the front aspect, double glazed door and windows to the conservatory, two radiators and gas fire set within a feature fireplace.

CONSERVATORY

9' 7" x 9' 2" (2.93m x 2.81m) With double glazed door to the rear garden and radiator.

KITCHEN

11' 10" x 11' 4" (3.62m x 3.46m) Fitted with a range of base and wall units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and gas hob with extractor fan over, spaces for a washing machine and fridge, tiled splash-backs, radiator, double glazed windows to the side and rear aspects and door to the side aspect.

BEDROOM 1

12' 0" x 10' 11" (3.68m x 3.33m) With double glazed window to the front aspect and radiator.

BEDROOM 2

9' 10" x 7' 9" (3.01m x 2.38 m) With double glazed window to the side aspect and radiator.

BATHROOM

Fitted with a four piece suite comprising of shower cubicle with electric shower, panelled bath, close couple WC and pedestal wash hand basin, part tiled walls, radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property is a gravelled garden for low maintenance and a driveway providing off road parking for multiple vehicles and giving access to the garage. To the rear of the property is an enclosed garden principally laid to lawn with patio seating area.

SINGLE GARAGE

With up and over door to the front, side personal door, light and power.





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NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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