



Cresta Close, North Hykeham Lincoln LN6 9SQ



**william
h brown**

welcome to

Cresta Close, North Hykeham Lincoln

Three bedroom detached bungalow on a generous corner plot in North Hykeham, offered with NO ONWARD CHAIN, featuring a detached garage, ample parking and spacious gardens.



Located in the sought after area of North Hykeham and close to a wide range of local amenities, this three bedroom detached bungalow presents an excellent opportunity for buyers seeking a spacious single-storey home with potential to personalise. The property occupies an enviable corner plot and is approached via ample off road parking leading to a detached garage. Both the front and rear gardens are of a generous size, offering plenty of outdoor space and privacy. Internally, the accommodation comprises an entrance porch leading into an entrance hall, a well-proportioned lounge, and three versatile bedrooms, one of which could easily be used as a dining room. The kitchen/breakfast room provides access into a conservatory overlooking the rear garden. Further accommodation includes a wet room and an additional wc. Although the property would benefit from some modernisation, it offers excellent potential and is situated in a highly regarded location. Offered for sale with NO ONWARD CHAIN, this is a superb opportunity not to be missed.

Entrance Porch

Entrance Hall

Lounge

Kitchen / Breakfast Room

Conservatory

Bedroom Three / Dining Room

Bedroom One

Bedroom Two

Wet Room

Additional Wc

Detached Garage

16' 6" x 9' (5.03m x 2.74m)

Outside

Agent's Note



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- THREE BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- GENEROUS CORNER PLOT
- DETACHED GARAGE
- AMPLE OFF ROAD PARKING

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£265,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR123846 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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