



- Detached Dormer Bungalow
- Three Reception Rooms
- Driveway & Single Garage
- Would Benefit From Some Updating

- Extended & Spacious Throughout
- Three Double Bedrooms
- Private Rear Wrap Around Garden
- Being Sold With No Onward Chain

Trevose Drive, North Hykeham, LN6 8UL
£299,950





Starkey&Brown are delighted to offer for sale this deceptively spacious three-bedroom dormer bungalow, ideally positioned on the ever-popular Trevose Drive in North Hykeham. Having been extended on multiple occasions during the 1980s, this substantial home offers versatile accommodation throughout and presents an excellent opportunity for buyers looking to modernise and create their ideal home. Offered to the market with the added benefit of no onward chain, this property is packed with potential both inside and out. The accommodation briefly comprises an entrance porch leading into a welcoming entrance hall. To the front of the property is a generous living room, while to the rear is a spacious kitchen/diner, complemented by an extended utility room and a convenient ground-floor WC. The property also benefits from a separate dining room, which flows effortlessly into a conservatory overlooking the rear garden, providing an excellent space for entertaining or relaxing throughout the year. The ground floor further offers a well-proportioned double bedroom alongside a family bathroom, making the layout ideal for those seeking flexible living or multi-generational accommodation. On the first floor, there are two generous bedrooms, with the master bedroom benefitting from its own en-suite shower room. A standout feature of the home is the extensive eaves storage, currently accessed via bedroom two and utilised as a storage room. This substantial space offers fantastic potential for further conversion, subject to the necessary planning permissions and building regulations, creating exciting possibilities for additional accommodation or hobby space. Externally, to the front, there is a driveway providing ample off-street parking for multiple vehicles, alongside access to a single garage. To the rear, the property enjoys a generous wrap-around garden, predominantly laid to lawn with patio seating areas, complemented by a variety of useful sheds, creating a wonderful outdoor space with plenty of scope for keen gardeners or families. The property would benefit from a programme of cosmetic modernisation but has been well cared for over the years, providing the perfect opportunity for the next owners to put their own stamp on a spacious and versatile home. Trevose Drive enjoys a highly convenient position within the popular area of North Hykeham, offering an excellent range of local amenities including supermarkets, schools, doctors' surgery, leisure facilities and regular transport links into Lincoln city centre. The property also benefits from easy access to the A46 bypass and surrounding road networks, making it an ideal location for commuters and families alike. Council tax band: D. Freehold.



uPVC composite door leading to:

Porch

Door leading to:

Entrance Hall

Carpeted, a radiator, and an understairs storage cupboard. Access to:

Living Room

18' 2" x 12' 7" (5.53m x 3.83m)

Having a uPVC double-glazed window to the front aspect, carpeted, open fireplace, a coved ceiling, a radiator, built-in shelving, and storage.

Kitchen Diner

22' 5" x 9' 5" (6.83m x 2.87m)

Kitchen Area

A range of wall and base units with countertops, a stainless steel sink with mixer tap, integrated fridge, integrated double electric oven, 4-ring gas hob with overhead extractor fan, tiled flooring, and a uPVC double-glazed window to the rear. Door to the utility room.

Dining Area

Space for a dining table, tiled flooring, a radiator, and a staircase to the first floor.

Utility Room

15' 4" x 11' 3" (4.67m x 3.43m)

Having a range of base and wall units, a stainless steel sink with mixer taps, windows to the side and rear aspect, space and plumbing appliances, a coved ceiling, a uPVC double-glazed window to the rear, and a door to the rear.

WC

Wash hand basin, a low-level WC, a frosted double-glazed window to the side aspect, and fitted shelving.

Dining Room

10' 6" x 10' 1" (3.20m x 3.07m)

Carpeted, a coved ceiling, a radiator, and double doors leading to:

Conservatory

19' 11" x 8' 7" (6.07m x 2.61m)

Being of brick construction with uPVC double-glazed windows, tiled flooring, and French doors leading to the rear garden.

Bedroom 3

13' 6" x 10' 1" (4.11m x 3.07m)

Having a uPVC double-glazed window to the front aspect, carpeted, a coved ceiling, and a radiator.

Bathroom

10' 1" x 7' 0" (3.07m x 2.13m)

Four-piece suite comprising wash hand basin, low-level WC, bidet, panelled bath with overhead shower, frosted double-glazed window to the side aspect, a radiator, partially tiled walls and airing cupboard housing the hot water tank and shelving.

First Floor Landing

Carpeted and access to eaves.

Bedroom 1

15' 0" x 10' 1" (4.57m x 3.07m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator, and a coved ceiling.

En-Suite

Three-piece suite comprising a low-level WC, wash hand basin, walk-in shower cubicle, a frosted double-glazed window to the front and side aspects, tiled walls and a radiator.

Bedroom 2

18' 6" x 8' 6" (5.63m x 2.59m)

Having a uPVC double-glazed window to the rear, carpeted, a radiator, overstairs storage cupboard, a coved ceiling, and access to the eaves.

Eaves

Large loft space with power and electrics. Currently, there is a small room (no planning). Potential to convert subject to planning permissions.

Outside Front

Block paved driveway for multiple vehicles and a lawned area. Access to the garage.

Garage

18' 2" x 8' 9" (5.53m x 2.66m)

Having an up-and-over door, power, and electric.

Outside Rear

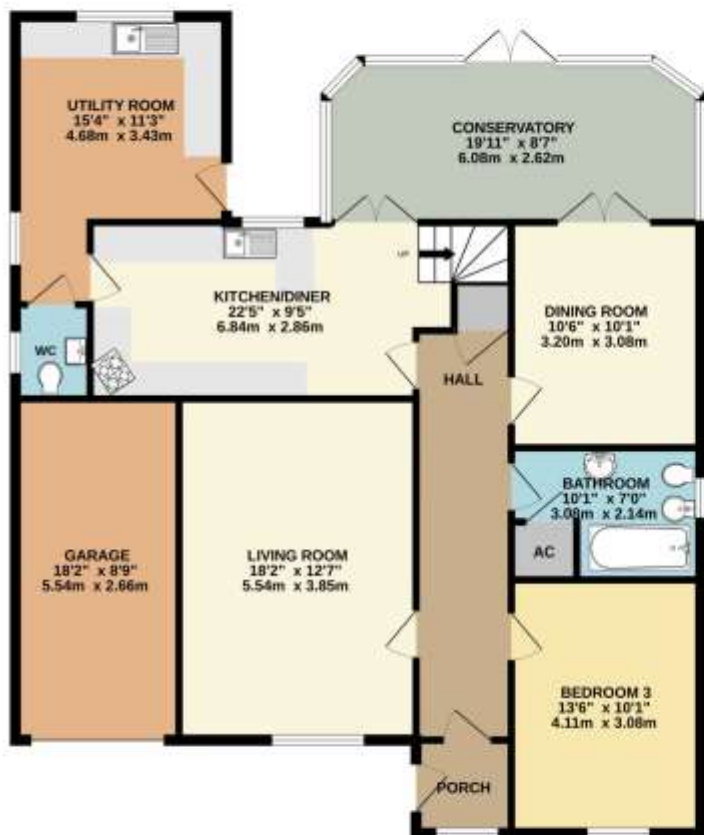
Wrap-around fully enclosed garden with a variety of shrubs and hedges, a variety of sheds, patio and lawned areas, outside tap.





GROUND FLOOR
1372 sq.ft. (127.5 sq.m.) approx.

1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1967 sq.ft. (182.7 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.
Made with Metropix 6/2025

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOU R LOCAL PROPERTY PEOPLE