



Hawkshead Grove, Lincoln



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Offers in excess of £350,000



Key Features

- Extended Detached Bungalow
- Three Bedrooms
- Three Reception Rooms
- Bathroom & WC
- Double Garage & Driveway
- Popular Location
- EPC rating TBC
- Freehold



Well presented, extended three bedroom detached bungalow situated on the sought-after Hawkshead Grove in Becksde Village, Lincoln. This spacious home has been thoughtfully extended to provide generous and versatile living accommodation. Ideally positioned within walking distance of a wide range of local amenities, including Waitrose supermarket, the Nettleham Fields shopping parade, cafes, a gym, doctors' surgery, local schools, and regular bus services, the property also benefits from excellent transport links into Lincoln city centre.

The Accommodation comprises of Entrance Hall with porch area, WC, Kitchen, Dining Room, Sitting Room, Craft Room, Three Bedrooms and Family Bathroom. Externally to the front of the property there is a lawned garden, block paved driveway with room for four cars leading to a detached double garage. To the rear of the property there is an enclosed lawned garden with patio area, green house and shed.

The property further benefits from gas central heating and uPVC double glazing.



Porch 6'5" x 2'0" (2m x 0.6m)

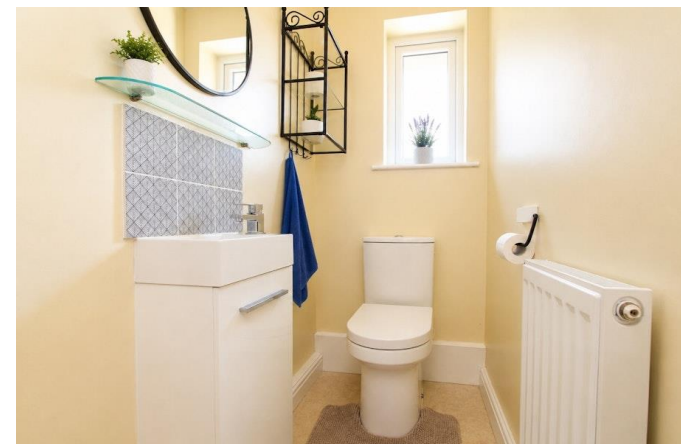
With entrance door and door to the hallway.

Entrance Hall

With access to the porch and storage cupboard.

WC 4'11" x 3'0" (1.5m x 0.9m)

With a window to the side aspect, low level wc, wash hand basin and radiator.





Lounge 13'10" x 11'10" (4.2m x 3.6m)

With a bay window to the side aspect, decorative fireplace and radiator.

Office/Craft Room 22'5" x 12'10" (6.8m x 3.9m)

With windows to the side aspects, window to the dining room, four skylight windows and patio doors leading to the rear garden.

Dining Room 11'10" x 8'8" (3.6m x 2.6m)

With a window to the conservatory and radiator.

Kitchen 10'10" x 9'9" (3.3m x 3m)

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

Utility Room 10'10" x 5'4" (3.3m x 1.6m)

With a door leading to the rear garden, wall and base units with worktops over, space and plumbing for a washing machine.

Bedroom One 11'2" x 10'10" (3.4m x 3.3m)

With a window to the side aspect and radiator.

Bedroom Two 11'2" x 8'1" (3.4m x 2.5m)

With a window to the side aspect and radiator.

Bedroom Three 9'2" x 7'11" (2.8m x 2.4m)

With a window to the side aspect and radiator.

Shower Room 10'10" x 6'2" (3.3m x 1.9m)

With a window to the side aspect, enclosed shower, low level wc, wash hand basin and radiator.

Double Garage 17'0" x 17'0" (5.2m x 5.2m)

With two up and over doors, personal door to the side aspect, power and lighting.



Outside

To the front of the property is an enclosed lawned garden and driveway for multiple cars leading to the double detached garage.

To the rear is an enclosed garden mostly laid to lawn with patio and mature shrubs.

Agents Note

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GROUND FLOOR
1456 sq.ft. (135.3 sq.m.) approx.



HAWKSHEAD GROVE, LINCOLN, LN2 4XB

TOTAL FLOOR AREA : 1456 sq.ft. (135.3 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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