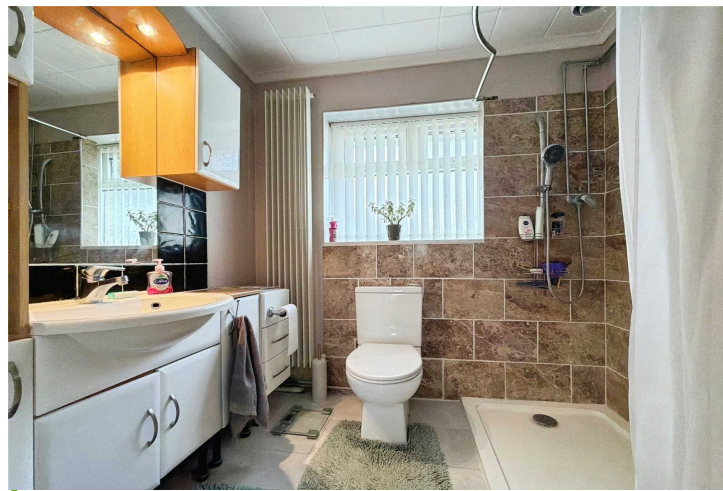
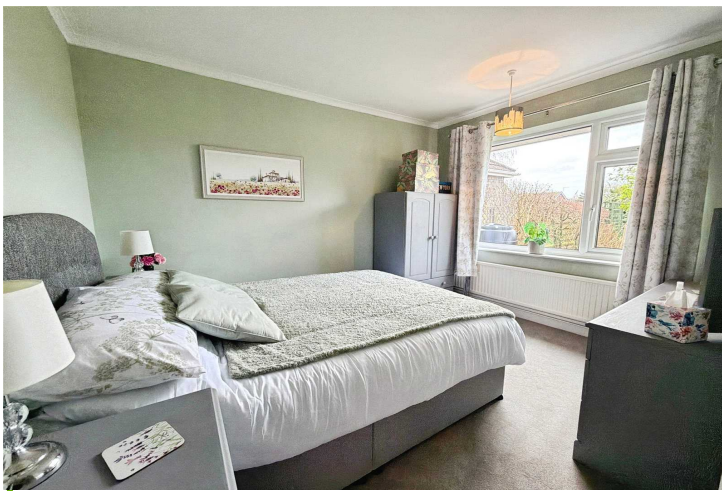
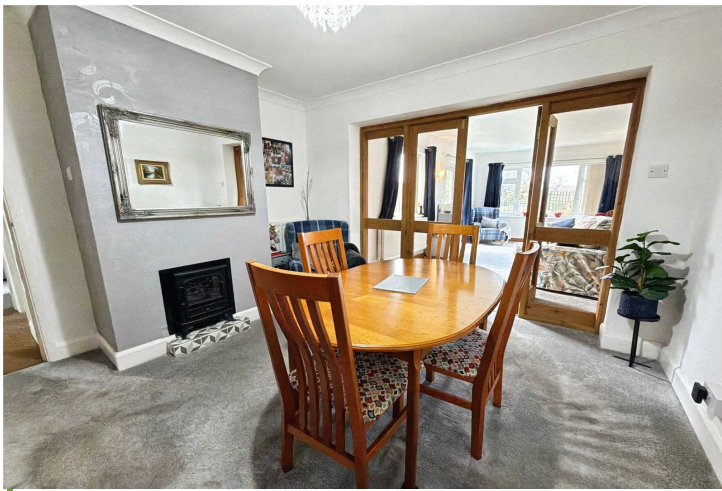




Mill Lane, North Hykeham, Lincoln,
Lincolnshire, LN6

Asking Price: £325,000

Tenure: Freehold



your-move.co.uk

Mill Lane, North Hykeham, Lincoln, Lincolnshire, LN6
Asking Price: £325,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: D
Local Authority: North Kesteven District Council,
Sleaford

Other important information which you will need to know about this property can be found at your-move.co.uk

UNIQUE DETACHED PROPERTY ON A GENEROUS NON-ESTATE PLOT This versatile Four bedroom dormer Bungalow would suit a wide range of buyers and is situated in a very convenient location close to a wealth of local amenities. BOOK YOUR VIEWING NOW! North Kesteven District Council-Band C.

Ground Floor

Hall
uPVC front door, door into hallway, stairs rising to first floor, airing cupboard, radiator.

Lounge
16'5" x 10'5" (5m x 3.18m)
Extended lounge with double glazed windows to rear and side aspects, uPVC double doors to side aspect, radiator.

Dining Room
11' x 11' (3.35m x 3.35m)
Electric fireplace with feature surround, radiator.

Kitchen
10'9" x 6'8" (3.28m x 2.03m)
Being fitted with a range of eye level wall and base units with contrasting work surfaces fitted over, Range cooker with gas hob, double glazed window to front aspect, stainless steel sink with drainer and mixer tap over. space and plumbing for washing machine, radiator.

Utility Room
10'2" x 6'3" (3.1m x 1.9m)
uPVC doors to rear and side aspects, double glazed window to rear aspect, built in storage space, space and plumbing for appliances.

Main Bedroom
12'4" x 10'9" (3.76m x 3.28m)
Double glazed bay window to front aspect, radiator.

Bedroom 2
10'9" x 8'8" (3.28m x 2.64m)
Double glazed window to rear aspect, storage cupboard, radiator.

Bedroom 3
11'2" x 7'6" (3.4m x 2.29m)
Double glazed window to front aspect, storage cupboard, radiator.

Shower Room
7'8" x 7'2" (2.34m x 2.18m)
Comprising of walk in shower cubicle, low level WC, vanity wash hand basin, double glazed frosted windows to rear aspect, airing cupboard housing hot water cylinder, heated towel rail.

First Floor Landing
Velux window, gas boiler, two storage cupboards, eaves storage space, radiator. Access to the loft space which provides potential for future conversion.

Bedroom 4
12'9" x 6'4" (3.89m x 1.93m)
Double glazed window to front aspect, radiator.

Garage & Workshop
Both having power and lighting and potential use for multiple purposes.

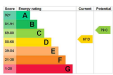
Outside
To the front of the property there is a driveway which provides off street parking for multiple vehicles. There is a lawned area also all of which is enclosed by dwarf walled perimeters. The rear garden is mainly laid to lawn with various plants and shrubs laid all of which is enclosed by fencing.

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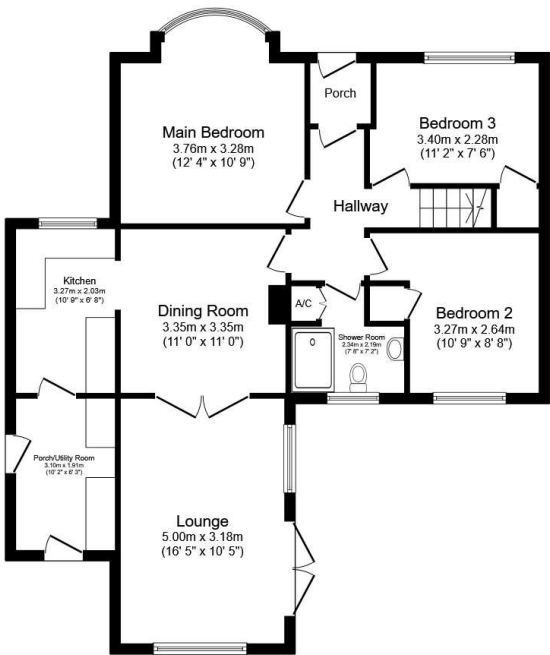
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

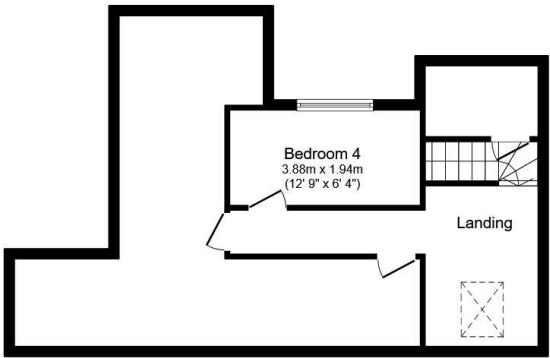
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor
Floor area 96.2 sq.m. (1,035 sq.ft.)



First Floor
Floor area 22.4 sq.m. (241 sq.ft.)

Total floor area: 118.6 sq.m. (1,277 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io