



8 Derwent Close

North Hykeham, Lincoln, LN6 8ER



Book a Viewing!

£285,000

A three bedroom detached family bungalow positioned on a corner plot, which has been greatly improved by the previous owner. The property offers well-presented accommodation comprising a Lounge, Garden Room, modern fitted Kitchen, three Bedrooms and a newly fitted Shower Room. The property benefits from UPVC double glazing and gas central heating. Outside, there is a large pressed concrete driveway to the front providing parking and access to the integral garage, gardens to the front and rear. The property is being sold with No Onward Chain.



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.

ACCOMMODATION

INNER HALLWAY

With UPVC windows and doors to the front, radiator, access to the roof space and doors leading into the three bedrooms, shower room, kitchen and lounge.

LOUNGE

16' 0" x 11' 10" (4.89m x 3.63m) With UPVC window to the front with fitted blinds, radiator, electric fire with marble and half wooden surround, ceiling rose, coving to the ceiling and sliding UPVC doors leading into the garden room.





GARDEN ROOM

8' 3" x 13' 9" (2.54m x 4.20m) With wooden laminate flooring, radiator, wall lights, UPVC windows with fitted blinds and sliding doors overlooking the garden.

KITCHEN

9' 4" x 9' 11" (2.85m x 3.03m) With UPVC window overlooking the rear garden with fitted blinds, fitted with a range of modern wall-mounted cupboards, base units and drawers with work surfaces over, composite sink and drainer with mixer tap, integral oven, four-ring electric hob with extractor above and spaces for a fridge, washing machine and dishwasher.



DINING ROOM/BEDROOM 3

9' 4" x 6' 11" (2.85m x 2.12m) With UPVC window to the rear with fitted blinds and radiator.

BEDROOM 1

10' 7" x 15' 11" (3.25m x 4.87m) With UPVC window to the front with fitted blinds, radiator and a range of fitted bedroom furniture.

BEDROOM 2

10' 7" x 10' 0" (3.25m x 3.05m) With UPVC window overlooking the rear garden with fitted blinds, radiator and fitted bedroom furniture.



SHOWER ROOM

8' 3" x 5' 11" (2.52m x 1.81m) With UPVC window to the side aspect, walk-in shower cubicle, WC, wash hand basin with vanity cupboard, towel radiator and partly tiled walls. There is also a cupboard housing the gas heating boiler.

OUTSIDE

To the front of the property there is a large pressed concrete driveway providing off-street parking for vehicles and giving vehicle access to the garage, together with decorative gravel beds, mature shrubs and trees and a wooden fence to the front.

To the rear of the property there is a paved seating area, lawned area, decorative gravel beds, flowerbeds and garden shed.



GARAGE

17' 3" x 8' 7" (5.27m x 2.64m) With electric roller door, power, lighting, roof storage space and a door to the rear aspect.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

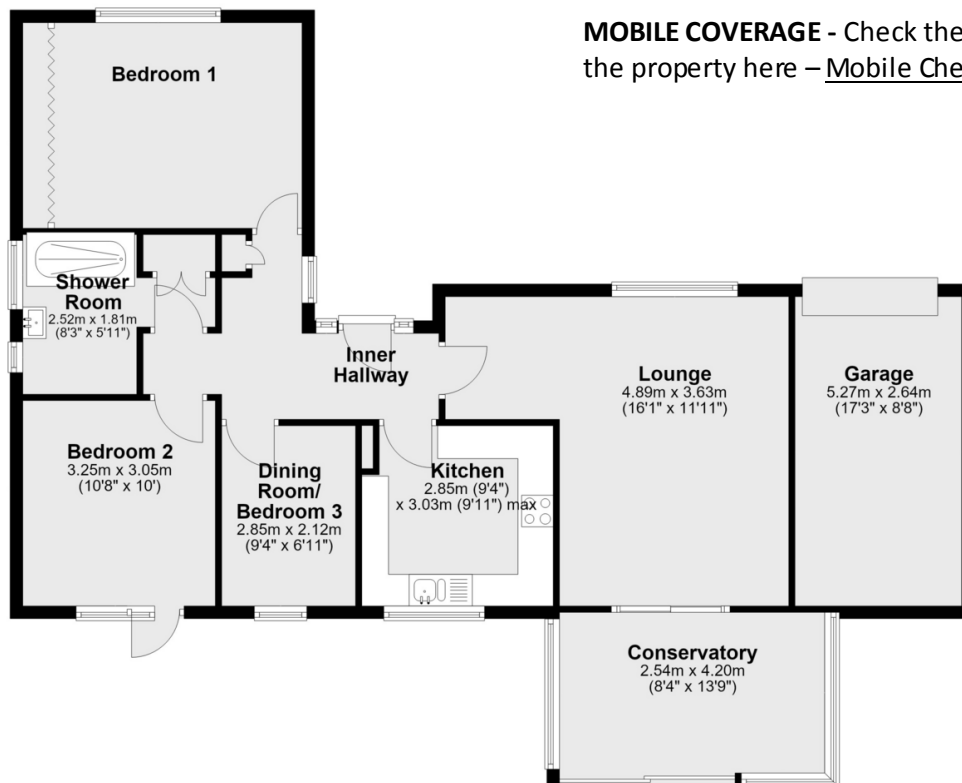
LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)



Total area: approx. 101.9 sq. metres (1096.7 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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.

GENERAL

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