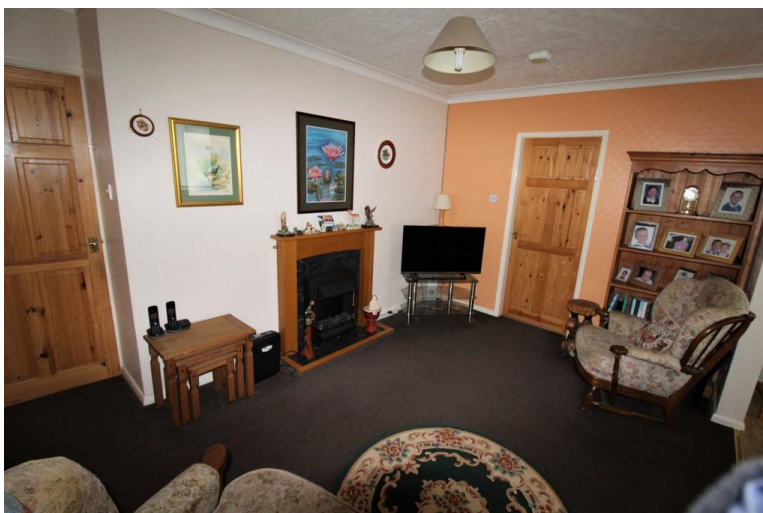




King & Co.
ESTATE AGENTS

32 HEBDEN MOOR WAY, LINCOLN, LN6 9QW
£285,000





This extended and genuinely versatile bungalow is entered via a UPVC panel door opening to;

ENTRANCE PORCH

Providing space for coats and boots, window to front elevation, and glazed panel door continuing through to;

ENTRANCE HALL

Offering access to roof space, fitted double storage cupboard with hanging rail, two radiators and fitted carpet.

SITTING ROOM

17' 3" x 12' 4" (5.26m x 3.76m) Having bow window to front elevation looking out to the landscaped front garden, multifuel burner inset to chimney breast with timber lintel over, coving two wall light points, radiator and carpet.

LOUNGE

13' 2" x 9' 3" (4.03m x 2.84m) With electric fire inset to fire surround, radiator and with opening through to;

DINING AREA

12' 7" x 8' 2" (3.84m x 2.51m) Offering window to rear elevation looking out to the rear garden, coving, radiator, four wall light points and wood effect laminate flooring.



KITCHEN

10' 10" x 9' 3" (3.32m x 2.83m) Having a range of fitted units including; stainless steel sink and drainer unit inset to worksurface with units and space below for automatic washing machine whilst the worksurface briefly extends around the neighbouring wall having units above and space below for fridge.

Opposite is a further worksurface having units both above and below whilst having four ring gas hob inset and with larder style unit abutting to one end housing oven and grill.



Also with; fitted storage cupboard with shelving, coving, appropriate wall tiling, radiator and tiled flooring.

BEDROOM 1

9' 10" x 11' 11" (3.02m x 3.64m) With window to front elevation, radiator, coving and fitted carpet.

BEDROOM 2

12' 11" x 7' 8" (3.95m x 2.36m) Offering window to rear elevation, coving, radiator and fitted carpet.

BEDROOM 3

7' 10" x 10' 11" (2.40m x 3.34m) With window to side elevation, radiator and fitted carpet.



BATHROOM

8' 0" x 7' 10" (2.44m x 2.41m) With three piece suite including; panelled bath having wall hung electric shower unit over, pedestal, wash hand basin and close coupled WC.

Also with; appropriate wall tiling, coving, fitted storage cupboard with shelving, radiator, ladder effect heated towel rail and tiled flooring.

OUTSIDE

The spacious and versatile bungalow is situated on Hebden Moor Way being a sought-after area within the popular and well served town of North Hykeham. Approached over a concrete driveway providing offstreet parking whilst having spacious gravelled garden adjacent which, if desired could provide further parking space. The driveway also allows access to the;

Garage (2.57m x 5.14m)

With electric roller door, pedestrian side access door, window to side elevation, wall hung gas fired Worcester boiler, power and lighting.





The rear garden has been landscaped with a low maintenance theme in mind being predominantly laid to gravel with raised borders. Also with paved patio area standing adjacent to the rear of the property providing an ideal summer alfresco dining area, three timber garden sheds and greenhouse.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

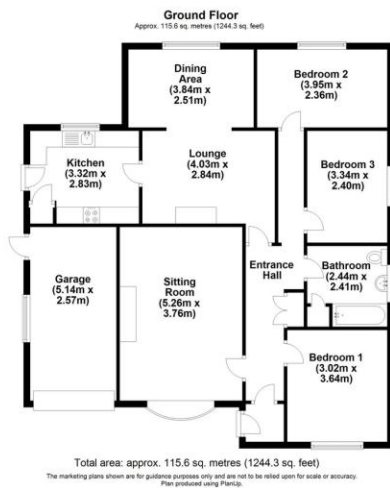
Strictly by prior appointment through the Agents office on 01522 525255

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

