



King & Co.

16 WINDERMERE AVENUE, NORTH HYKEHAM,
LINCOLN, LN6 8EJ
£279,950





INFORMATION

Gas Central Heating
council Tax Band - C
EPC Rating - D64
UPVC Double Glazing
Mains gas, water, electric and drainage
Off street parking on driveway and garage

This detached bungalow stands well on Windermere Avenue with a driveway leading up to the garage. The property is entered through the double-glazed door to the;

ENTRANCE HALL

'L' shaped hallway with fitted carpet, radiator. Also having built in cupboard, alarm system control panel, central heating thermostat and access to;

LOFT ROOM

Accessed from loft ladder, with radiator and window to front side elevation.

LOUNGE

15' 9" x 12' 4" (4.81m x 3.77m) With window to front elevation, fitted carpet and radiator. Also having fireplace with gas coal effect fire, double doors leading to;



DINING ROOM

11' 1" x 7' 11" (3.4m x 2.42m) With window to rear elevation, fitted carpet and radiator.

KITCHEN

10' 3" x 8' 8" (3.14m x 2.66m) This property boasts a modern fitted kitchen with a good range of base and wall units, stainless steel sink and drainer unit, four ring electric hob with extractor fan over and glass splashback behind, built in double oven, integrated dishwasher, inset downlights. Also having a shelved pantry, plinth heater beneath sink.

BATHROOM

With panelled bath, pedestal wash basin, electric shower over bath, tiled floor, fully tiled walls and ladder radiator.

SEPARATE WC

With tiled floor and fully tiled walls

BEDROOM 1

11' 9" x 9' 10" (3.6m x 3.01m) With a range of built in wardrobes, fitted carpet and radiator.

BEDROOM 2

11' 2" x 10' 6" (3.41m x 3.22m) With fitted carpet and radiator

BEDROOM 3

11' 2" x 7' 10" (3.41m x 2.41m) With fitted carpet and radiator

OUTSIDE

With both patio and lawn areas making perfect space for outside entertainment, mature trees, outside tap. with gravel side passageway for low maintenance and personal door to;

GARAGE

16' 2" x 8' 5" (4.95m x 2.58m) With up and over door and Worcester boiler

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

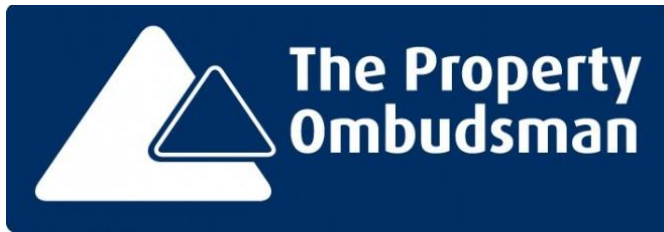
Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

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

VIEWINGS

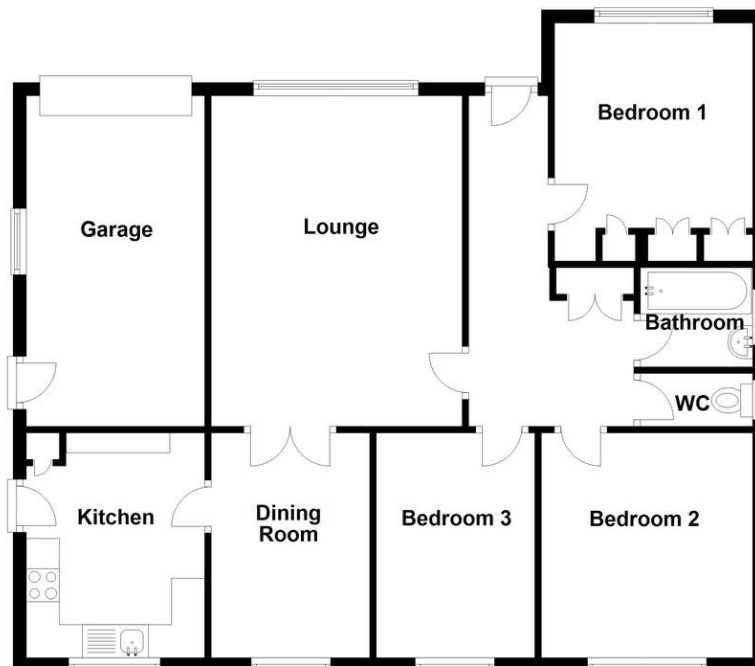
Strictly by prior appointment through the Agents office on 01522 525255



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Ground Floor

Approx. 96.8 sq. metres (1041.9 sq. feet)



Total area: approx. 96.8 sq. metres (1041.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy. Plan produced using PlanUp.