



King & Co.

15 WINDERMERE AVENUE,
NORTH HYKEHAM, LN6 8EN
ASKING PRICE OF £249,950





INFORMATION

Construction type ~ Cavity Wall, filled

Heating Type ~ Gas central heating

Parking ~ Garage and Driveway

Tenure ~ Freehold

Council tax band ~ C

EPC rating ~ CD64

Broadband ~ FTTC

This well presented bungalow, offering modern shower room, kitchen and boiler, is offered for sale with no ongoing chain.



ENTRANCE PORCH

Providing space for coats and boots, further UPVC door leading through to;

ENTRANCE HALL

Fitted double storage cupboard with hanging rail and shelf, coving and fitted carpet.

LOUNGE

11' 10" x 15' 10" (3.61m x 4.83m) Having bow window to front elevation looking out to Windermere Avenue, coal effect gas fire inset to chimney breast, coving, radiator and opening through to.



DINING AREA

8' 9" x 6' 4" (2.67m x 1.95m) Window to side elevation, coving, serving hatch to adjacent kitchen, radiator and carpet.

INNER HALL

Access to loft space, coving, fitted airing cupboard housing wall hung Ideal Vogue combination boiler and carpet.

KITCHEN

11' 9" x 9' 11" (3.59m x 3.03m) With a comprehensive range of modern fitted units including:

Sink and drainer unit inset to work surface with cupboard and space below for automatic washing machine and using larder style unit abutting housing stainless steel oven and grill.

To the adjacent wall is a further work surface having 4 ring gas hob inset with extractor unit over, cupboards and drawers below.

Opposite is an L shaped work surface having units both above and below including space for tumble dryer, fridge and freezer.



Also with: UPVC door to side elevation leading out to the rear garden, fitted double storage cupboard, coving, 6 flush ceiling down lighters, window to side elevation, radiator and vinyl flooring.

BEDROOM 1

9' 11" x 15' 10" (reducing to 13' 3") (3.04m x 4.85m (reducing to 4.06)) With window to front elevation, fitted sliding door wardrobes with matching chest of drawers and two bedside tables, radiator, coving and carpet.

BEDROOM 2

9' 11" x 10' 0" (3.03m x 3.06m) Window to rear elevation, coving, radiator and carpet.



SHOWER ROOM

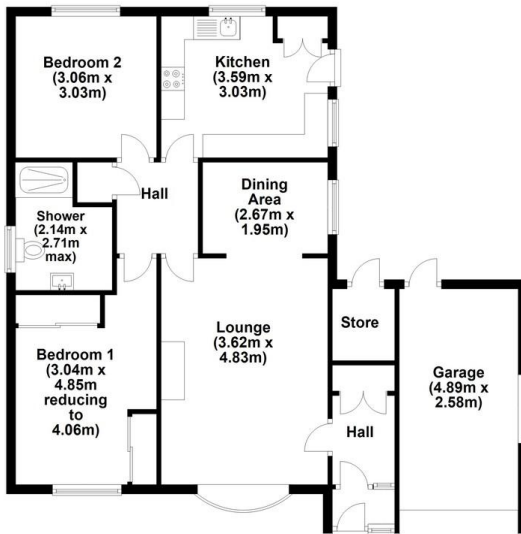
Having modern fitment including, spacious, fully tiled shower enclosure with chrome mixer shower head and second attachment, wash hand basin with cupboards and drawers below, close couple WC.

Also with: chrome ladder style heated towel rail, wall hung storage cabinet, window to side elevation, coving, 3 flush ceiling down lighters and vinyl flooring.

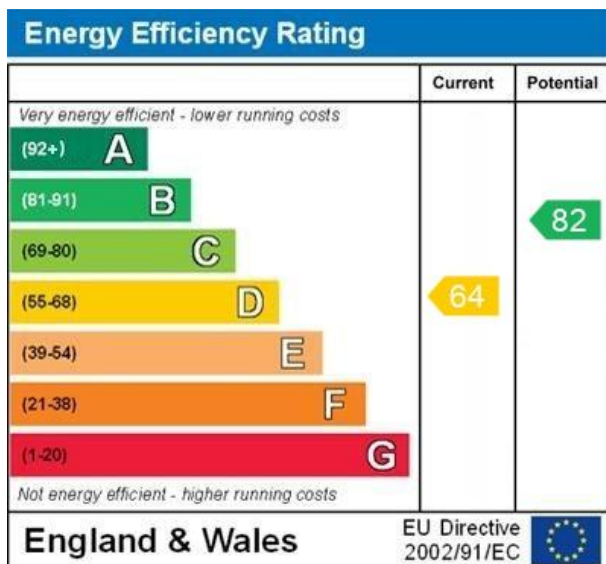




Ground Floor
Approx. 88.8 sq. metres (955.9 sq. feet)



Total area: approx. 88.8 sq. metres (955.9 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.



OUTSIDE

Situated on Windermere Avenue, this attractively presented detached home is approached over a paved driveway creating off street parking whilst also giving access to the.

GARAGE

16' 0" x 8' 5" (4.89m x 2.58m) With remote controlled up and over door, window to side elevation, pedestrian door to rear elevation, power and lighting.

The front garden is predominantly laid to lawn with gravelled pathway. A paved pathway allows access, via timber gate, to the rear garden. Being part laid to lawn with raised, well stocked, mature borders, paved patio area abutting the side of the property creating a private alfresco dining area.

Also with: timber garden shed, timber summer house and brick built garden store.

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

