

Newark Road,North Hykeham Lincoln LN6 9NG

william h brown

welcome to

Newark Road, North Hykeham Lincoln

Situated on a generous plot within the ever popular North Hykeham area is this well presented three bedroom detached chalet bungalow. Boasting local access to a wealth of amenities, ample driveway parking and a well maintained spacious garden.





Early viewing is essential for this particularly spacious and well presented chalet detached bungalow, situated on a generous plot within the highly sought after North Hykeham area, enjoying local access to a wealth of amenities such as shops, supermarkets, eateries and parks as well as transport links and schooling. The property in brief comprises: entrance hall, kitchen / living room, utility, bathroom, three bedrooms and an en suite to bedroom one. Outside the property has a driveway to the front providing off road parking for multiple vehicles. To the rear is a fully enclosed garden with a patio and an area of lawn.

AGENTS NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Kitchen / Dining Room

Utility

Bedroom Two

Bedroom Three

Bathroom

Bedroom One

En Suite To Bedroom One

Outside







view this property online williamhbrown.co.uk/Property/LCR124550

welcome to

Awaiting Photograph

Newark Road, North Hykeham Lincoln

- THREE BEDROOM DETACHED CHALET BUNGALOW
- EN SUITE TO MASTER BEDROOM
- IMMACULATE AND WELL PRESENTED THROUGHOUT
- DRIVEWAY WITH AMPLE OFF STREET PARKING
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over

£289,950









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR124550

The Property Ombudsman

Property Ref:
LCR124550 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01522 534 771

Lincoln@williamhbrown.co.uk

35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.