NEWTON FALLOWELL



Conway Drive, North Hykeham

3 2 3

£375,000

- Detached Bungalow
- Three Bedrooms
- Three Reception Rooms
- 30ft* Kitchen Diner
- Garden Bar with Pool Room
- Shower Room and WC
- Freehold
- EPC Rating D







This spacious three bedroom detached dormer bungalow is situated on the highly sought after Conway Drive in North Hykeham. Offering flexible and versatile living accommodation, the property benefits from ample off-road parking and a single garage, making it an excellent choice for families or those seeking generous living space.

Perfectly positioned for everyday convenience, the property is within walking distance of a range of local amenities, including shops, supermarkets, schools, healthcare facilities, cafes and public transport links, as well as North Hykeham railway station. The area also provides convenient access to Lincoln city centre and the surrounding road network.

The Accommodation on offer comprises Entrance Hall, Lounge, Sun Room, Kitchen Diner, Snug, Double Bedroom and Shower Room to the ground floor. To the first floor there are further Two Double Bedrooms and WC. Externally to the front of the property there is a block paved driveway with room for up to five cars leading to a single integral garage. To the rear of the property there is an enclosed low maintence, landscaped garden with large composite decking area, home bar with pool area and shed. The property further benefits from Gas Central Heating and uPVC Double Glazing throughout.

Porch

4'0" x 4'0" (1.2m x 1.2m)

With the entrance door to the side aspect and a window to the front aspect.




HOME






Hall
With access to storage.

Kitchen Diner
29'5" x 9'5" (9m x 2.9m)
With windows and french doors to the rear aspect, an external door to the front aspect and stairs rising to the first floor. Fitted with a range of wall and base units with worktops over, sink with drainer unit, over and induction hob with extractor, dishwasher and space and plumbing for a washing machine.

Lounge
12'8" x 12'3" (3.9m x 3.7m)
With a bay window to the front aspect.

Bedroom Three
11'5" x 10'0" (3.5m x 3m)
With a window to the front aspect and fitted wardrobe.

Snug/Bedroom Four
11'1" x 10'9" (3.4m x 3.3m)
With a window to the rear aspect and access to the conservatory.

Bathroom
7'9" x 6'9" (2.4m x 2.1m)
With a window to the side aspect, fitted with a low level wc, wash hand basin and panelled bath with shower over.

Conservatory
13'1" x 10'5" (4m x 3.2m)
With french doors leading to the side aspect of the property.

Landing
With stairs to the ground floor.

Bedroom One
16'3" x 9'4" (5m x 2.8m)
With a window to the front aspect.

Bedroom Two
With windows to the front and side aspects and radiator.

WC
With a window to the front aspect, fitted with a low level wc and wash hand basin.

Seating Area
11'4" x 7'5" (3.5m x 2.3m)
Located in the rear garden. With french doors to the front aspect, bar and access to the pool room.

Snug
7'4" x 4'0" (2.2m x 1.2m)
With an external door to the front aspect.

Pool Room
With a window to the rear aspect and log burner.

Garage
17'5" x 6'0" (5.3m x 1.8m)
With an up and over door and window and external door to the side aspect.

Outside
To the front of the property there is a block paved driveway with parking for up to five cars. To the rear of the property there is an enclosed low maintance, landscaped garden with large composite decking area and home bar.

Agents Note
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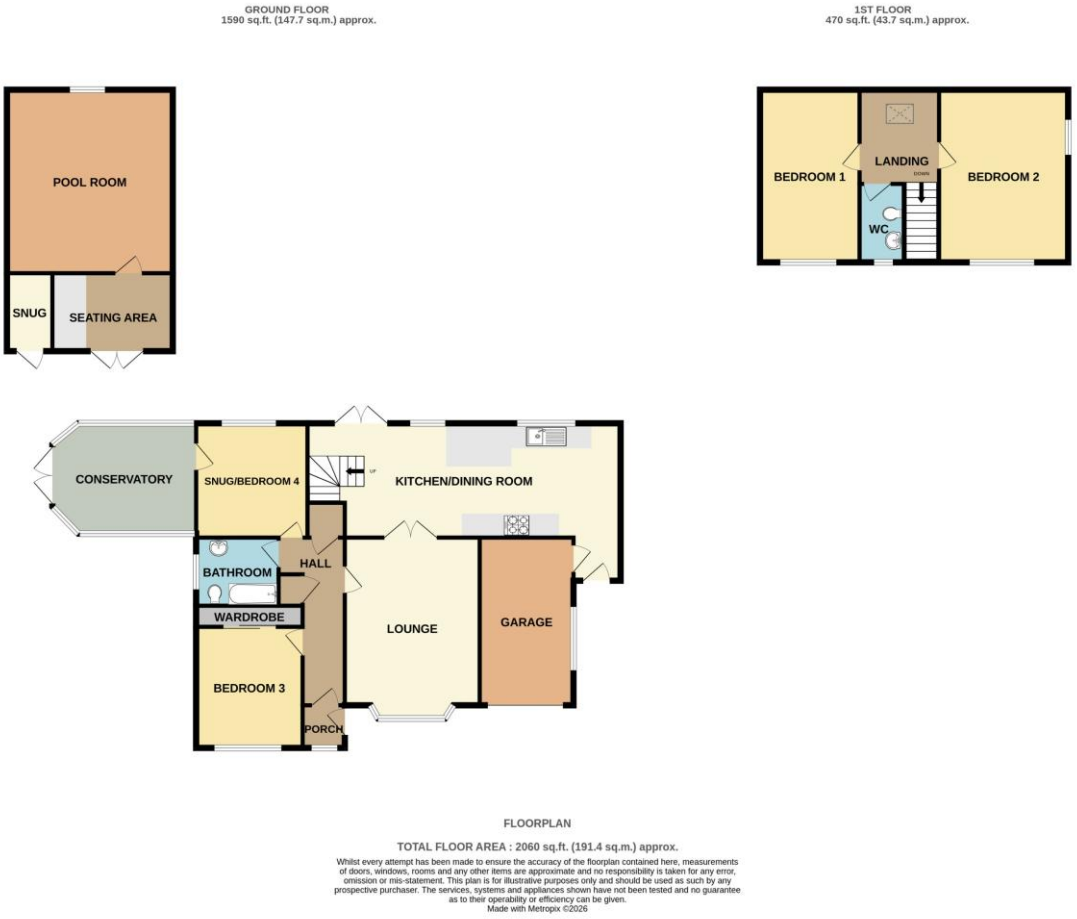








Floorplan





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