



10, Boundary Lane

| South Hykeham, Lincoln | LN6 9NQ

£250,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

10

Boundary Lane |

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Spacious Detached Bungalow on the edge of South Hykeham in Need of Modernisation. South Hykeham is a popular area lying around eight miles south of Lincoln City Centre, there are many services in the area including North Hykeham Train Station around two miles away, as is The Forum with a good level of local shops and both Asda and Lidl are within the same distance. Anyone needing to travel further afield can hop on the train or drive out via the A46 to other major local road networks.

The accommodation is warmed by Oil Fired Central Heating and retained by uPVC Double Glazing, it comprises in brief: Entrance Porch, Reception Hall, Kitchen/Diner, Conservatory, Living Room, Rear Lobby, Small Office/Study, Three Bedrooms and Shower Room. Outside there are Gardens to Front, Side and Rear, Parking for numerous cars or vehicles and a Double Garage. This home is offered For Sale with No Chain.

- Spacious Detached Bungalow
- Double Garage
- Good Sized Kitchen/Diner
- Three Bedrooms & Shower Room
- Parking for Numerous Vehicles
- In Need of Modernisation
- Living Room plus Conservatory
- No Chain

Entrance Porch

Approached through uPVC entrance door with uPVC double glazed side screens. Terrazo style tiled floor. Single glazed inner door and side screen to:-

Reception Hall

Radiator. Airing cupboard with radiator. Access to loft.

Kitchen/Diner

14'0 x 20'5 (4.27m x 6.22m)

Range of wall and base units. Run of work-surfaces with inset sink. Island. Double oven. Calor gas hob. Double radiator. Window to side. Doors to Rear Lobby, Office/Study, Living Room and Conservatory.





Living Room

16'10 x 17'11 (5.13m x 5.46m)

Wondows to side and rear. Double radiator. Fireplace with slate hearth.

Conservatory

8'10 x 17'6 (2.69m x 5.33m)

Double glazed windows to rear and side. Double doors to rear garden and door to side.

Small Office/Study

5'10 x 6'2 (1.78m x 1.88m)

Cupboard. Radiator. Window to rear.

Rear Lobby & Cloakroom

LOBBY: Terrazzo tiled floor. Half uPVC double glazed door to driveway. Door to BOILER ROOM and CLOAKROOM: Low level w.c. Window to rear.

Bedroom One

16'7 x 14'2 (5.05m x 4.32m)

Bow window to the front. Radiator. Fitted bedroom furniture.

Bedroom Two

12'1 x 10'4 (3.68m x 3.15m)

Bow window to the front. Radiator.

Bedroom Three

13'3 x 8'4 (4.04m x 2.54m)

Window to front. Radiator.

Shower Room

Step-in shower cubicle. Pedestal wash basin. Low level w.c. Bidet Tiling to water sensitive areas. Window to side. Radiator.

Gardens to Three Sides

Two lawned areas to the front. Mainly laid to lawn to the side and rear.

Driveway & Double Garage

Providing parking for numerous cars or vehicles and access to:-

Additional Information

Tenure: Freehold

Services: Mains Electric and Water. Oil Fired Central Heating. Calor Gas for Hob. Private Septic for Drainage serving No's. 6, 8 & 10 Boundary Lane.

EPC Rating: T.B.C.

Council Tax Band: D - North Kesteven

AGENTS NOTE: Please note that the bungalow backs onto a Waste Recycling business and Skip Hire business which are in constant use. The Bungalow also has access over the shared driveway with the businesses.



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

Floor Plan to Follow

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Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.