



King & Co.
ESTATE AGENTS

13 PATELEY MOOR CLOSE, NORTH HYKEHAM,
LN6 9QL
£267,500





This well maintained three bedroomed Bocock bungalow provides spacious accommodation, well fitted kitchen and shower room. The property is located off Mill Lane in North Hykeham and has a wealth of amenities in relatively close proximity.

ENTRANCE PORCH
with UPVc front door

ENTRANCE HALLWAY
L shaped hallway, radiator, fitted carpet, access to the roof space, door chimes

LOUNGE
14' 11" x 10' 10" (4.57m x 3.32m) Having a feature fireplace with inset coal effect electric fire, tv point, fitted carpet radiator

KITCHEN
10' 9" x 10' 5" (3.3m x 3.2m) being well fitted having a good range of base and wall units with integral appliances - double oven, electric hob and extraction unit, stainless steel single drainer sink unit with mixer taps, fitted carpet

DINING ROOM
9' 6" x 8' 2" (2.9m x 2.5m) with fitted carpet, radiator



SUN ROOM/STUDY

7' 2" x 5' 10" (2.2m x 1.8m) with rear door leading to a decked area and the rear garden

UTILITY ROOM

8' 2" x 5' 8" (2.5m x 1.75m) housing the Potterton central heating boiler and thermostat, plumbing for automatic washing machine

BEDROOM 1

12' 7" x 9' 9" (3.85m x 2.99m) fitted carpet, radiator

BEDROOM 2

11' 4" x 9' 10" (3.47m x 3.0m) fitted carpet radiator

BEDROOM 3

7' 6" x 6' 5" (2.31m x 1.96m) fitted carpet, radiator

SHOWER ROOM

having a walk in shower, low suite w.c., pedestal wash hand basin vinolay, radiator

The property is approached via a driveway leading to a carport and access to the front door. There is a small garden area to the front of the property which is laid mainly to lawn with established flower beds.

REAR GARDEN

the rear garden is fully enclosed having a lawned area, patio, established shrubs and plants, garden shed, access to the front of bungalow on either side

ANTI MONEY LAUNDERING

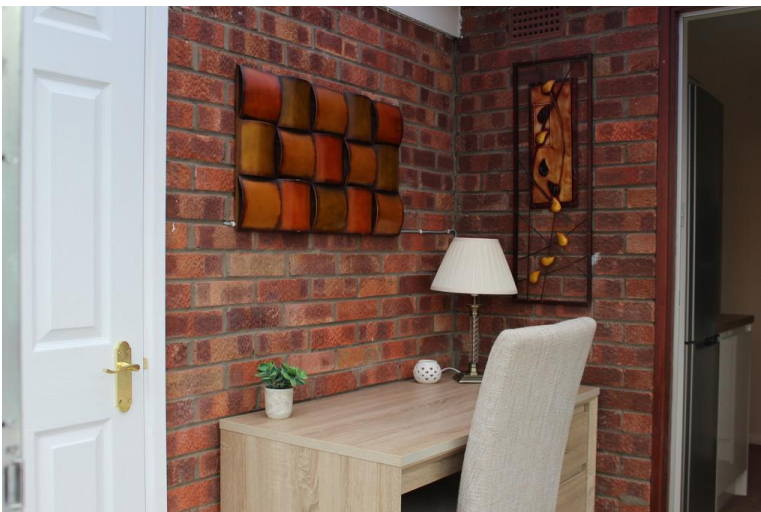
King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

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		86
(69-80) C		
(55-68) D	63	