



10 Fen Lane
North Hykeham

MOUNT & MINSTER



10 Fen Lane, North Hykeham

A delightful detached three bedroom bungalow in popular North Hykeham, positioned on a generous plot with a private South Westerly facing garden.

- Spacious detached bungalow
 - three bedrooms
 - Lounge
- Open plan kitchen/family room
 - Shower room
 - En suite
- Enclosed South Westerly garden
 - Generous off road parking
 - Attached single garage
 - Well presented throughout



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INTRODUCTION

This well presented spacious detached three bedroom bungalow is positioned on a generous plot in popular North Hykeham. The property briefly comprises entrance hall, open plan kitchen/family room which includes space and plumbing for washing machine, dishwasher and fridge freezer, together with an integrated Bosch oven, microwave and four ring gas hob with extractor over, the lounge has a gas fire with a limestone surround and overlooks the garden. There are three double bedrooms, two of which benefit from built in wardrobes, and one of which has an en suite, there is also a family shower room.

The property has a generous frontage which is primarily laid to lawn with ample off road parking leading to a single garage. To the rear the garden is primarily laid to lawn with two seated patio areas making it an ideal private space for alfresco dining and entertaining.

LOCATION

North Hykeham offers an array of essential amenities including supermarkets, smaller local shops, cafés and takeaways, as well as medical and leisure amenities along with a good selection of schooling options at primary and secondary levels. Nearby parks include Whisby Nature Reserve and Hartsholme Country Park which provide opportunities for walking and recreation.

There is a regular bus service to and from Lincoln city centre, along with Hykeham train station which connects to Lincoln in around 10 minutes, with onward services to destinations including Nottingham and Newark which also offers good rail links to London. Road links via A1434 and the A46 give access towards Newark, the A1 and wider regional destinations.

OUTSIDE

The property has a generous frontage which is primarily laid to lawn with an good sized driveway leading to a single garage providing ample off road parking.

To the rear the garden is primarily laid to lawn with two dedicated patio areas ideal for alfresco dining and entertaining one of which can be directly accessed from the kitchen/family room. There is also a garden shed, and pedestrian access to the garage and side of the property providing access to the front.

ACCOMMODATION





Porch

Wood laminate flooring.

Entrance Hall

Wood laminate flooring, radiator, recessed ceiling lights, two useful storage cupboards, one of which has plumbing in place to convert to a WC if desired.

Kitchen/Family room

Wood effect vinyl flooring, uPVC double glazed windows to side and rear, with a pedestrian access door leading out onto the patio and garden beyond, radiators x 2, range of wall and base units with composite sink and drainer, tiled splashbacks backs, recessed ceiling lighting, space and plumbing for washing machine, space for free standing fridge freezer, integrated appliances include microwave, electric oven, gas hob with extractor over and dishwasher.

Lounge

Carpet, uPVC double glazed windows to front and rear, radiator, ceiling light, two radiators, limestone fireplace with gas fire.

Bedroom One

Carpet, uPVC double glazed window to front, radiator, built in wardrobes, recessed ceiling lights.

En suite

Tiled effect vinyl flooring, ceiling lights, wall mounted radiator, uPVC double glazed window to side, sink in vanity unit, shower cubicle with mains shower, low level WC.

Bedroom Two

Wood laminate flooring, uPVC double glazed window to rear, built in wardrobes, recessed ceiling lights, radiator.

Bedroom Three

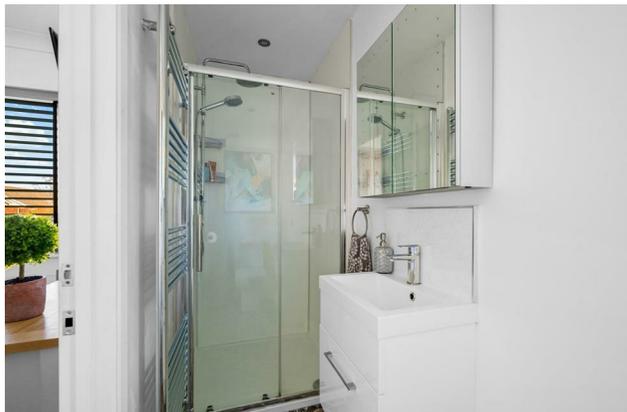
Wood laminate flooring, uPVC double glazed window to rear, radiator, recessed ceiling lights.

Shower room

Tiled effect vinyl flooring, shower cubicle with mains shower over fully tiled, tiled splashbacks, uPVC double glazed window to side, pedestal wash hand basin, low level WC, wall mounted radiator, extractor, airing cupboard.

SERVICES

Mains water, drainage, electricity and gas central heating.



ENERGY PERFORMANCE CERTIFICATE

Rating: C

COUNCIL TAX BAND

Band: C

North Kesteven District Council

METHOD OF SALE

For sale by private treaty.

TENURE

Freehold with vacant possession on completion.

VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

E: Ellen@mountandminster.co.uk

BUYER IDENTITY CHECKS

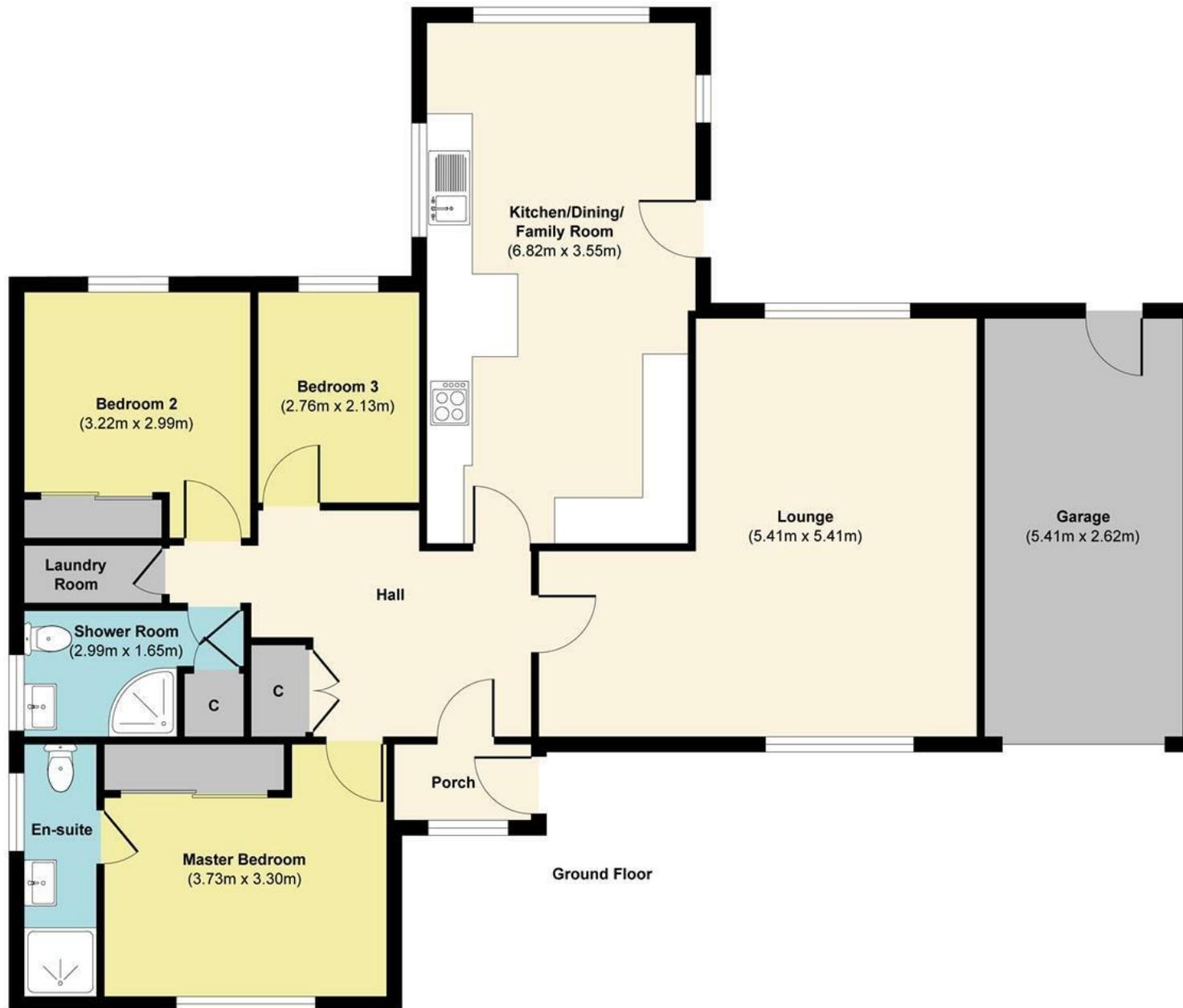
Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

PARTICULARS

Drafted following clients' instructions of March 2026, some images have been digitally enhanced for illustrative purposes.



10 Fen Lane



Approx. Gross Internal Floor Area 113.00 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

