



16 Coniston Drive
North Hykeham, Lincoln. LN6 8EW





16 Coniston Drive North Hykeham

NO ONWARD CHAIN! a good sized detached three bedroom bungalow, very pleasantly located on a good sized corner plot of 0.12 of an acre (sts), in what is a popular residential area of bungalows in North Hykeham.

Whilst the property would benefit from some appointment and decorative upgrade in areas, it does possess a contemporary design style appointment kitchen and a surprisingly large feature Conservatory.

The property is only a short drive away from an excellent range shopping and social facilities in this area of North Hykeham and Lincoln. This includes an Asda Superstore, Co-op supermarket, medical practice, dentists, convenience stores, veterinary services, leisure centre and theatre, railway station, nursery, primary and secondary schools and yet more. There are good road connections through to Lincoln City centre as well as out to the A46 dual carriage which runs out to the A1 and Newark with its high speed rail link to London King's Cross.



ACCOMMODATION

Entrance Lobby with obscure double glazed panelled front entrance door and inner obscure double glazed panelled door through to:

Entrance Hallway with built in an airing cupboard containing the Logic Plus gas fired central heating boiler; coving, access to roof space and radiator.



Lounge having a northerly outlook over the front garden and into Coniston Drive; fireplace with attractive marble style surround and hearth with a gas fire inset, coving and radiator. Large sliding patio door through to:

Large Conservatory having a pitched roof canopy, southerly and westerly outlooks over the rear garden; ceiling fan/light fitting and a cold water tap. A double glazed panelled door provides access out onto the garden patio area and a connecting door through to:

Kitchen overlooking the conservatory and having an attractive range of contemporary design style fitted kitchen base and drawer units, work surface area with single drainer, one and a half bowl sink unit inset with cupboard space and room for bin or kitchen appliance below. The work surface extends across the adjoining wall with cupboard space and room beneath for a slim line dishwasher and other white goods, a comprehensive range of wall cupboard space above. A further area of work surface with a tier of three drawers and a corner carousel cupboard beneath, Beco ceramic style hob to surface and brushed steel cooker hood with accompanying wall cupboards set on either side. To the end of these units there is a brushed steel featured Beko oven/grill with cupboard space above and beneath. There are tiled splash backs to the fitted work surface areas, coving, radiator and inset ceiling spotlight fittings.

Bedroom with a southerly outlook over the rear garden; coving and radiator.

Bedroom with a southerly view over well enclosed rear garden; coving and radiator.

Bathroom comprising; a panel bath across one wall with mixer tap/shower attachment and folding shower screen above, good sized corner shower cubicle with appropriate shower fitting and full height tiled splash back, pedestal wash hand basin and low level WC. Tiling to all walls to full height, wall mounted toiletry cabinet, radiator, ladderback style radiator/towel rail and extractor vent.

Bedroom having a northerly outlook from the bow window out over the front garden and across Coniston Drive; built in wardrobe space to one wall with floor to ceiling sliding mirror panelled doors, coving and radiator.





OUTSIDE

The bungalow stands in a prominent location on the corner of Coniston Drive and Eastwaite Close, approached from the road across a concrete driveway providing appropriate parking for both family and visitors, as well as access to the integral **Garage** with motorised up and over door and service door to rear. The front garden has been predominantly laid to lawn with specimen conifers inset.

There is pedestrian access down the western elevation of the bungalow through to the rear garden which has been pleasantly landscaped with sleeper edged raised flower bed/borders containing an attractive range of mature shrubs and flowering plants. There is a good size area of formal lawn and adjoining the rear southern elevation of the conservatory there is a sheltered area of paved patio area to enjoy.

North Kesteven District Council – Tax band: C

ENERGY PERFORMANCE RATING: D

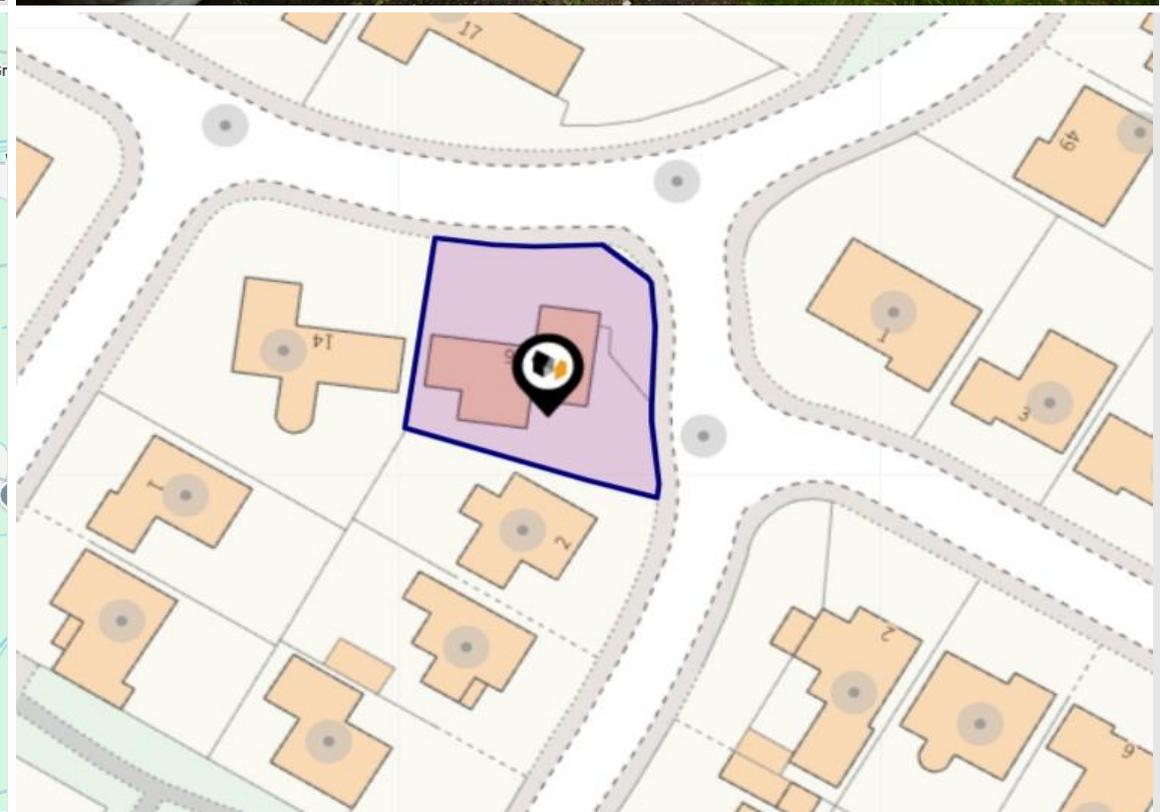
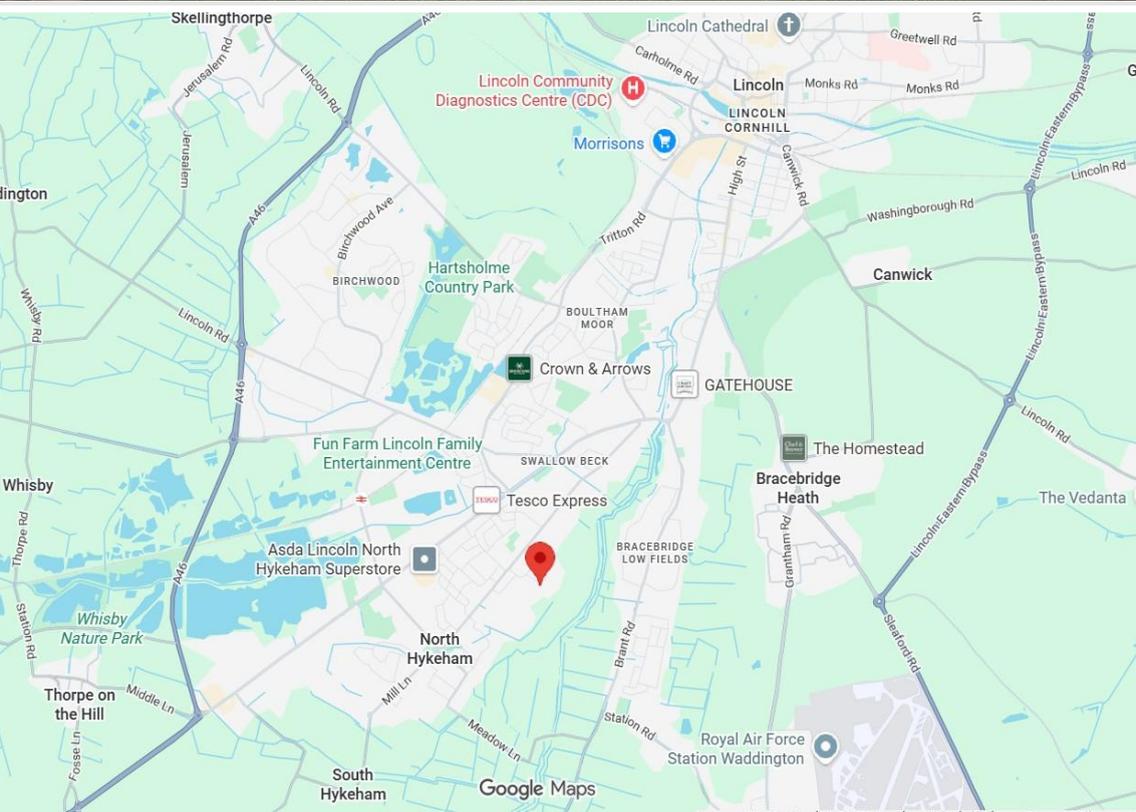
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

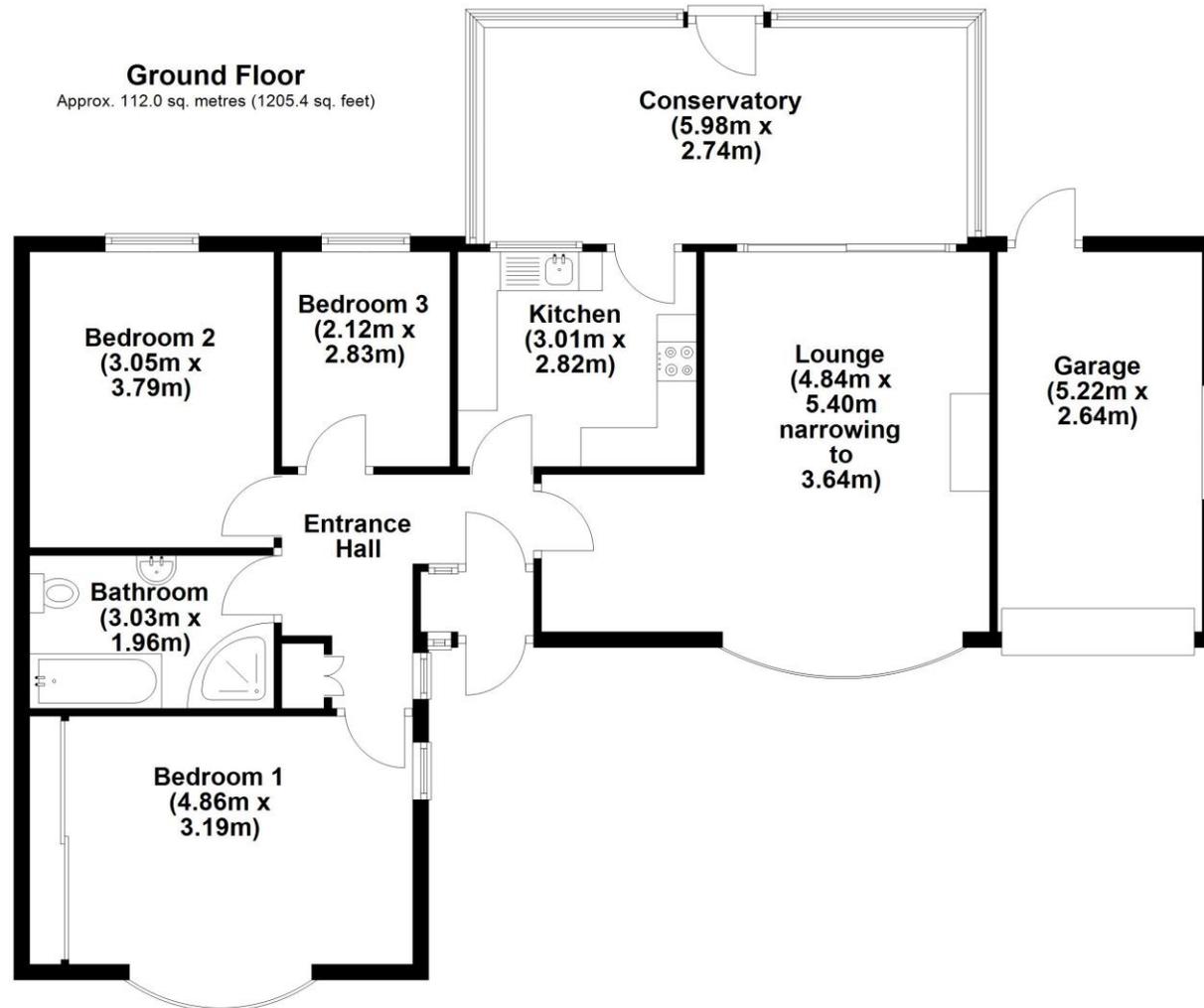
VIEWING: By arrangement with the agent's Lincoln Office...

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Total area: approx. 112.0 sq. metres (1205.4 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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