

Mundys

6 Augustus Close

North Hykeham, Lincoln, LN6 9NF

£365,000

A larger then average five bedroomed detached executive family home positioned in this popular modern development in North Hykeham. The property is being sold with No Onward Chain and benefits from gas central heating and UPVC double glazing. There are gardens to the front and rear and a driveway and Double Garage. Internal accommodation to comprise of Reception Hallway, Bay fronted Lounge with double UPVC doors to the rear garden, Bay fronted Dining Room, Ground Floor WC, Modern fitted Breakfast Kitchen, Utility Room and First Floor Landing leading to Master Bedroom with fitted wardrobes and En-suite, Bedroom 2 with En-suite, further Bedroom and Family Bathroom and stairs to the Second Floor giving access to two further Bedrooms, Shower Room and Loft Storage. Viewing of the property is essential.





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All mains services available. Gas central heating.

EPC RATING - C.

TENURE - Freehold.

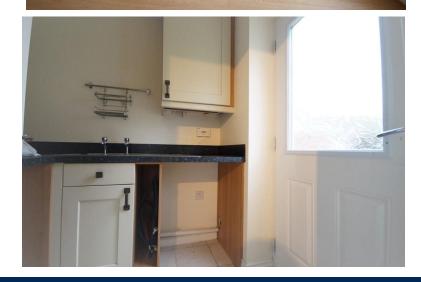
VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Newark Road, turn left onto Tiber Road and proceed along for some time taking you onto Severus Crescent. Turn left onto Augustus Close where the property can be located on the right hand side.

LOCATION

The property is well located within the popular residential area of North Hykeham which is located South West of Lincoln. The property is close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.









ACCOMMODATION

RECEPTION HALLWAY

With door to the front aspect, wooden flooring, radiator, storage cupboard and doors to the lounge, dining room, under stairs WC and breakfast kitchen.

LOUNGE

23' 8" x 11' 9" (7.22m x 3.59m) , with walk-in UPVC bay window to the front aspect, wooden flooring, electric fire with marble hearth and wooden surround, double UPVC doors to the rear garden and wall lights.

DINING ROOM

11' 1" \times 10' 7" (3.40m \times 3.24m), with walk-in UPVC bay window to the front aspect, radiator and wooden flooring.

WC

With WC, wash hand basin, tiled flooring, radiator and extractor fan.

BREAKFAST KITCHEN

10' 9" x 14' 1" (3.28m x 4.30m), with UPVC windows to the side aspect, walk-in UPVC bay window to the rear aspect, tiled flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral double oven and grill, four ring gas hob with extraction above, integral fridge freezer, space for dishwasher, wall mounted cupboards with complementary tiling below, radiator and door to utility room.

UTILITY ROOM

6' $5'' \times 6'$ 0" (1.97m $\times 1.84$ m), with door to the rear aspect, tiled flooring, fitted base units with work surfaces over, sink unit and drainer, concealed gas central heating boiler, spaces for automatic washing machine and tumble dryer and a radiator.

FIRST FLOOR LANDING

With stairs to the second floor, doors to master bedroom, bedrooms 2 & 3 and family bathroom.

MASTER BEDROOM

15' 8" \times 10' 8" (4.79m \times 3.27m) , with UPVC window to the front aspect, radiator, fitted bedroom furniture and door to en-suite.

EN-SUITE

8' 0" x 5' 6" (2.45m x 1.68m), with UPVC window to the rear aspect, suite to comprise of shower, WC, bidet and his and hers sink wash hand basins with vanity cupboard below, partly tiled walls, radiator and airing cupboard housing the hot water tank and shelving.







BEDROOM 2

11' 6" \times 10' 6" $(3.51m \times 3.22m)$, with UPVC window to the front aspect, radiator and door to en-suite.

EN-SUITE

5' 7'' x 6' 5'' (1.72m x 1.98m), with UPVC window to the rear aspect, suite to comprise of shower, WC and wash hand basin with vanity cupboard, partly tiled walls and radiator.

BEDROOM 3

8' 11" x 11' 6" (2.73m x 3.51m) , with UPVC window to the rear aspect and radiator.

FAMILY BATHROOM

6' 6'' x 5' 6'' (2.00m x 1.69m), with UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin with vanity cupboard, towel radiator and partly tiled walls.

SECOND FLOOR LANDING

 $12'\ 1''\ x\ 6'\ 5''\ (3.70m\ x\ 1.97m)$, with Velux window to the rear aspect, doors to bedrooms $4\ \&\ 5$ and a shower room.

BEDROOM 4

11' 11" x 15' 7" (3.64m x 4.76m) , with Velux window to the rear aspect, UPVC window to the front aspect, radiator, wooden flooring and wall lights

BEDROOM 5

11' 3" x 8' 11'' (3.43m x 2.74m) , with UPVC windows to the front and side aspects, wooden flooring, radiator and door to loft storage area.

LOFT STORAGE

6' 3" x 4' 10" (1.91m x 1.49m), with wooden flooring.

SHOWER ROOM

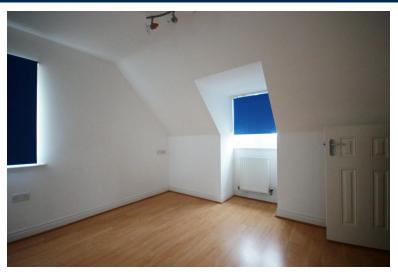
7' 5" x 6' 0" (2.28m x 1.84m), with Velux window to the rear aspect, suite to comprise of shower, WC, bidet and wash hand basin with vanity cupboard, partly tiled walls, radiator and extractor fan.

OUTSIDE

To the front of the property there is a lawned garden, hedge and a path to the front door. To the side of the property there is a double driveway providing off road parking for many vehicles and giving access to the double garage. To the rear of the property there is a paved seating area, lawned garden and flowerbeds. To the side of the property there is a further lawned area with hedges.

DOUBLE GARAGE

17' 7" x 17' 10" (5.36m x 5.44m), with two up and over doors to the front aspect, door to the rear garden, power and lighting.





WEBSITE
Our detaile d web site shows all our available properties and a log gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financia I Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In add ition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

BUYING YOUR HOME
An Independent Survey gives peace of m ind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01 522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to putyou in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

- NOTE

 1. None of the services or equipment have been checked or tested.

 2. All measurements are be lieved to be accurate but are given as a general guide and should be tho roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give

- The details are a gene ratout line for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any author ity to make or give representation or warranty whatever in relation to this property. 1.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a snot verified. 2.

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