



54 Taurus Avenue

North Hykeham, Lincoln, LN6 9FJ

£255,000

We are pleased to offer for sale a spacious three bedroom, three storey end town house, tucked away and with a pleasant outlook over fields. The property has well-presented accommodation briefly comprising of Hall, Study/Playroom, Cloakroom/WC, Large Open Plan Living Dining Kitchen, formal Lounge, three Double Bedrooms with an En-Suite Shower Room to Bedroom 1 and a Family Bathroom. Outside there is off road parking for two cars and an enclosed lawned garden to the rear. Viewing is highly recommended to appreciate the space on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – C

LOCAL AUTHORITY - North Kesteven District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Traveling south along the A46 Bypass, turn left onto Newark Road at the Pennells roundabout and proceed along turning right onto Tiber Road. Turn right again onto Taurus Avenue where the property can be located at the end of the road 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

HALLWAY

With staircase to first floor, storage cupboard, radiator and solid wood flooring.

STUDY

9' 4" x 6' 2" (2.87m x 1.88m) A versatile room which could be used as a study, playroom or fourth bedroom, with double glazed window to the front aspect and radiator.

CLOAKROOM/WC

6' 2" x 2' 9" (1.88m x 0.85m) With close coupled WC, pedestal wash hand basin and radiator.

LIVING KITCHEN DINER

19' 9 (max)" x 12' 11" (6.02m x 3.94m) A spacious open plan room. The kitchen area being fitted with a range of base and wall units with work surfaces over, stainless steel 1 ½ bowl sink with side drainer and mixer tap over, integral washing machine, dishwasher and fridge freezer, electric oven and gas hob with stainless steel extractor fan above and spotlights. The living dining area has double glazed French doors onto the rear garden, solid wood flooring, radiator and understairs storage cupboard.



FIRST FLOOR LANDING

LOUNGE

12' 11" x 12' 7 (max)" (3.95m x 3.84m) With two double glazed windows to the front aspect and radiator.

BEDROOM 1

12' 11" x 9' 10" (3.94m x 3.02m) With two double glazed windows to the rear aspect and radiator.



EN SUITE SHOWER ROOM

6' 4" x 6' 1" (1.95m x 1.87m) Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, mirror fronted medicine cabinet, shaver point, fully tiled walls, chrome towel radiator and double glazed window to side aspect.

SECOND FLOOR LANDING

BEDROOM 2

12' 11" x 11' 2" (3.94m x 3.41m) With double glazed dormer window to the front aspect, storage cupboard and radiator.

BEDROOM 3

12' 11" x 7' 11" (3.94m x 2.43m) With Velux window to the rear aspect and radiator.



BATHROOM

6' 5" x 5' 6" (1.97m x 1.68m) Fitted with a three piece suite comprising of paneled bath, pedestal wash hand basin and close coupled WC, tiled splashbacks, chrome towel radiator, shaver point and double glazed window to the side aspect.



OUTSIDE

To the front of the property are two allocated parking spaces and a small lawned area. The rear garden is enclosed and laid to lawn with a shed.

WEBSITE

Our detailed website shows all our available properties and also 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

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CMH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you 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 believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

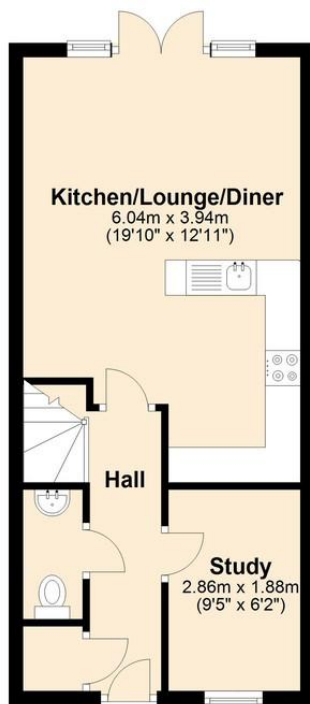
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The detail is a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
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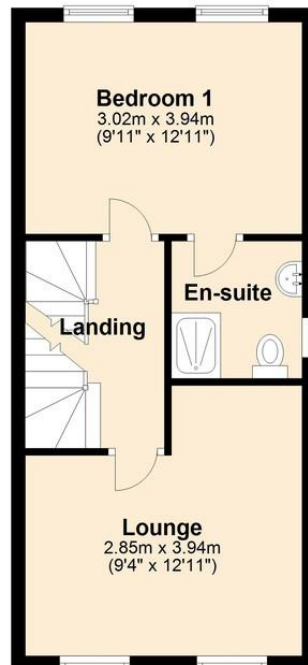
Ground Floor

Approx. 35.5 sq. metres (382.3 sq. feet)



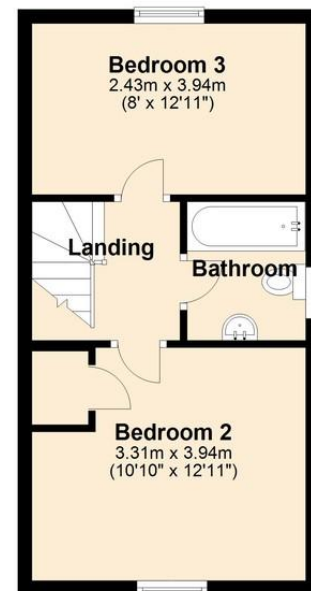
First Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



Second Floor

Approx. 31.1 sq. metres (334.5 sq. feet)



Total area: approx. 102.1 sq. metres (1099.4 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.

