



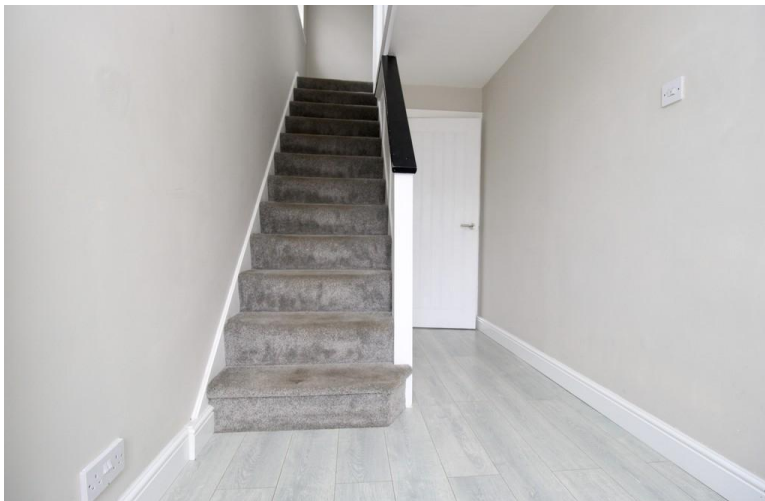
12 Willow Road

North Hykeham, Lincoln, LN6 8DS

£225,000

A three bedroom semi-detached property positioned in the popular area of North Hykeham. The internal accommodation comprises of an Inner Hallway, Lounge, fitted Kitchen, Dining Room and First Floor Landing leading to three Bedrooms and a Bathroom. Outside there is gated off-street parking, covered Carport, Detached Single Garage/Workshop and an extensive garden to the rear. The property also benefits from no onward chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – B

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln along Newark Road, turn left onto Rowan Road, right onto Chestnut Road and then turn left onto Willow Road where the property is located on the right hand side by the Mundys For Sale board.

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

INNER HALLWAY

With UPVC window and door to the front aspect, radiator, stairs to the First Floor Landing and doors to the Lounge and Kitchen.

LOUNGE

13' 1" x 10' 6" (3.99m x 3.22m), with UPVC window to the front aspect, radiator and fireplace.

KITCHEN

10' 8" x 7' 4" (3.27m x 2.26m), with UPVC door to the side aspect, UPVC window overlooking the rear garden, fitted with a range of base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap over, integral double oven and grill, four ring gas hob with extraction above, spaces for a washing machine and fridge freezer, wall-mounted cupboards with complementary tiling below and door to the Dining Room.



DINING ROOM

10' 8" x 8' 10" (3.27m x 2.71m), with sliding UPVC door to the rear aspect and radiator.

LANDING

With window to the side aspect and doors to the Bathroom and three Bedrooms.

BEDROOM 1

13' 5" x 9' 10" (4.10m x 3.01m), with UPVC window to the front aspect and radiator.



BEDROOM 2

10' 11" x 9' 7" (3.33m x 2.94m), with UPVC window to the rear aspect, radiator and fitted cupboard.

BEDROOM 3

10' 3" x 6' 4" (3.13m x 1.95m), with UPVC window to the front aspect, radiator and overstairs storage area.

BATHROOM

5' 8" x 6' 4" (1.74m x 1.95m), with UPVC window to the rear aspect, suite comprising of bath with shower over, WC and wash hand basin and radiator.

OUTSIDE

To the front of the property there is off-street parking for multiple vehicles and gated access to the covered Carport. To the rear of the property there is an extensive lawned garden, concrete seating area and a Detached Single Garage/Workshop.



CARPORT

19' 7" x 10' 2" (5.97m x 3.11m), with gates to the front aspect and open to the side and rear aspects giving vehicular access to the Detached Garage.

GARAGE

17' 11" x 9' 1" (5.47m x 2.79m), with up and over door to the front aspect and window and door to the side aspect.



WEBSITE

Our detailed website show 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 Gibson Gray 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.

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

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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.

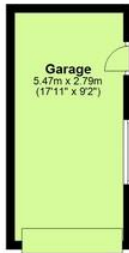
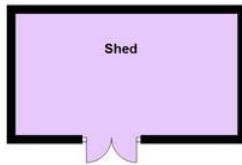
GENERAL

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

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. 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 as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor



For illustration purposes only. Plan produced using PlanUp.

First Floor



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 are 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.

