



**3 Sinderson Meadows, South Hykeham,
Lincoln, LN6 9NY**

£625,000

A spacious and executive detached house on an exclusive gated development within the village of South Hykeham, originally built by renowned local builder Tennyson Homes. The property has spacious and well-presented living accommodation comprising of Hall, Cloakroom/WC, Lounge with feature inglenook-style fireplace and log burner, fitted Kitchen Diner, Utility Room, Study, First Floor Landing, Master Bedroom with En-Suite Shower Room and Dressing Room, four further Double Bedrooms with two further En-Suite Shower Rooms and a separate four piece Family Bathroom. Outside the property has a double garage, block paved driveway and enclosed lawned gardens. Viewing is highly recommended to appreciate the accommodation on offer and the exclusive position in which it sits.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – F

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is well-located within the popular residential area of South Hykeham which is located South of Lincoln and North Hykeham. 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.

SERVICE CHARGE

Please note that there is a service charge of approx. £30pcm for the general upkeep of the development.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.



ACCOMMODATION

HALL

With feature exposed brick wall, staircase to First Floor, double glazed window to the front aspect, wood-effect flooring and radiator.

LOUNGE

23' 8" x 16' 0" (7.23m x 4.89m), with feature inglenook fireplace with log burner inset and downlighters, double glazed window to the front aspect, double glazed French doors to the rear garden, wood-effect flooring and two radiators.

KITCHEN/DINING ROOM

28' 2" x 15' 7" (8.59m x 4.76m), fitted with a range of wall and base units with work surfaces over, integral fridge and freezer, space for a range cooker with extractor fan over, 1½ bowl sink with side drainer and mixer tap over, breakfast bar, central island, spotlights, under cabinet lights, tiled flooring, tiled splashbacks, three radiators and double glazed window and French doors to the rear garden.

UTILITY ROOM

8' 8" x 6' 4" (2.66m x 1.94m), fitted with wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, space for a washing machine, tiled flooring, tiled splashbacks, radiator and door to the side aspect.

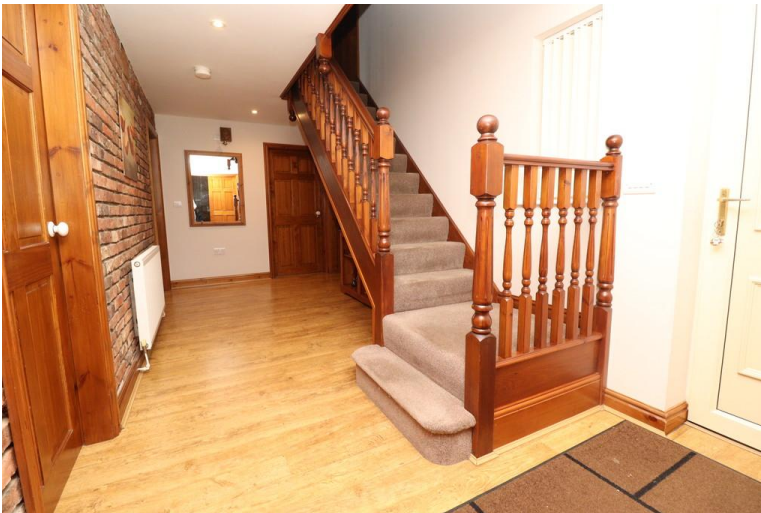


CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, double glazed window to the side aspect, tiled flooring, tiled splashbacks and radiator.

STUDY

15' 7" x 7' 5" (4.75m x 2.27m), with double glazed window to the side aspect, internal door to the garage, wood-effect flooring and radiator.



FIRST FLOOR LANDING

With double glazed window to the front aspect, double storage cupboard, loft access point and radiator.



MASTER BEDROOM

19' 2" x 17' 2" (5.85m x 5.25m), with two double glazed windows to the side aspect and two radiators.

DRESSING ROOM

8' 4" x 8' 1" (2.56m x 2.47m), with two double wardrobes, double glazed window to the side aspect, spotlights and radiator.



EN-SUITE SHOWER ROOM

8' 0" x 6' 9" (2.45m x 2.08m), fitted with a four piece suite comprising of shower cubicle, twin pedestal wash hand basins and close coupled WC, tiled flooring, tiled splashbacks, chrome towel radiator, spotlights and double glazed window to the side aspect.

BEDROOM 2

12' 4" x 11' 8" (3.78m x 3.58m), with double glazed window to the rear aspect, storage cupboard and radiator.



EN-SUITE SHOWER ROOM

8' 9" x 2' 11" (2.69m x 0.89m), fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled flooring, tiled splashbacks, radiator and double glazed window to the side aspect.

BEDROOM 3

15' 7" x 11' 7" (4.77m x 3.55m), with double glazed window to the front aspect, storage cupboard and radiator.



EN-SUITE SHOWER ROOM

8' 9" x 2' 11" (2.69m x 0.89m), fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled flooring, tiled splashbacks, radiator and double glazed window to the side aspect.

BEDROOM 4

15' 5" x 13' 5" (4.72m x 4.11m), with double glazed window to the rear aspect, double storage cupboard and radiator.

BEDROOM 5

13' 5" x 13' 1" (4.11m x 4.00m), with double glazed window to the rear aspect, double storage cupboard and radiator.

FAMILY BATHROOM

Fitted with a four piece suite comprising of panelled bath with central taps, shower cubicle, pedestal wash hand basin and close coupled WC, tiled flooring, tiled splashbacks, towel radiator, spotlights and double glazed window to the side aspect.



OUTSIDE

The property sits in a small exclusive gated development of just six properties, with a block paved driveway providing off-street parking for multiple vehicles and access to the double garage. There is a gravelled front garden and an enclosed private rear garden which is laid mainly to lawn with a patio seating area.



GARAGE

19' 2" x 17' 5" (5.85m x 5.33m), with twin up and over doors, double glazed window to the side aspect, internal door, wall-mounted gas-fired central heating boiler, light and power.

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, Dale & Co and Gilson 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 Walker 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.

Claverings will be able to provide information and services they offer relating to removals. 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 01 522 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 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.

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Total area: approx. 290.4 sq. metres (3125.4 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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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.