



## 65 Hebden Moor Way

North Hykeham, Lincoln, LN6 9QW



Book a Viewing!

### £335,000

A well-presented three bedroom detached bungalow, situated on the popular Mill Moor Estate in the heart of North Hykeham. The property has been recently redecorated and has spacious accommodation comprising of Porch, Hall, Lounge, Kitchen, Utility Room, Cloakroom/WC, three Bedrooms, Master with En-Suite Shower Room and a four piece Family Bathroom. Outside there are front and rear gardens, a driveway and a double garage. The bungalow further benefits from No Onward Chain and viewing is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D**

**COUNCIL TAX BAND – C**

**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 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

### PORCH

With decorative exposed stone wall and main entrance door.

### HALL

A welcoming Entrance Hall with storage cupboard, airing cupboard, loft access point and radiator.

### LOUNGE

15' 7" x 15' 2 (max)" (4.76m x 4.62m), with double glazed bow window to the front aspect, electric fire in a feature fireplace, wall lights and radiator.

### DINING ROOM

11' 4" x 8' 11" (3.46m x 2.73m), with double glazed sliding doors to the rear aspect and radiator.

### KITCHEN

10' 2" x 8' 10" (3.10m x 2.70m), fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, eye-level electric oven, electric hob with extractor fan, space for a fridge and double glazed window to the rear aspect.

### UTILITY ROOM

10' 3" x 5' 1" (3.13m x 1.56m), with base unit with work surface over, stainless steel sink with mixer tap over, spaces for a washing machine and tumble dryer, radiator, internal door to garage, double glazed window to the rear aspect and door to the garden.



### CLOAKROOM/WC

With close coupled WC, wall-mounted wash hand basin, tiled splashbacks and double glazed window to the side aspect.

### BEDROOM 1

14' 9" x 10' 11" (4.52m x 3.34m), with double glazed window to the front aspect and radiator.



### EN-SUITE

8' 10" x 2' 6" (2.7m x 0.78m), with shower cubicle, pedestal wash hand basin, part-tiled walls, radiator and double glazed window to the side aspect.

### BEDROOM 2

11' 3" x 9' 11" (3.45m x 3.03m), with double glazed window to the rear aspect and radiator.

### BEDROOM 3

11' 3" x 6' 11" (3.43m x 2.11m), with double glazed window to the rear aspect and radiator.



### BATHROOM

8' 9" x 7' 5" (2.69 (max)m x 2.27m), fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and pedestal wash hand basin, part-tiled walls, radiator and double glazed window to the side aspect.



## OUTSIDE

To the front of the property there is a lawned garden and a driveway providing off-street parking for multiple vehicles and access to the double garage. To the rear there is a generous and enclosed garden which is laid mainly to lawn with a patio seating area and greenhouse.

## GARAGE

17' 4" x 14' 6" (5.30m x 4.44m), with electric up and over door to the front aspect, internal door to the Utility Room, wall-mounted Worcester gas-fired central heating boiler, window to the side aspect, 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](http://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 – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gison 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.

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 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 HomeBuyer Reports, call 011522 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.

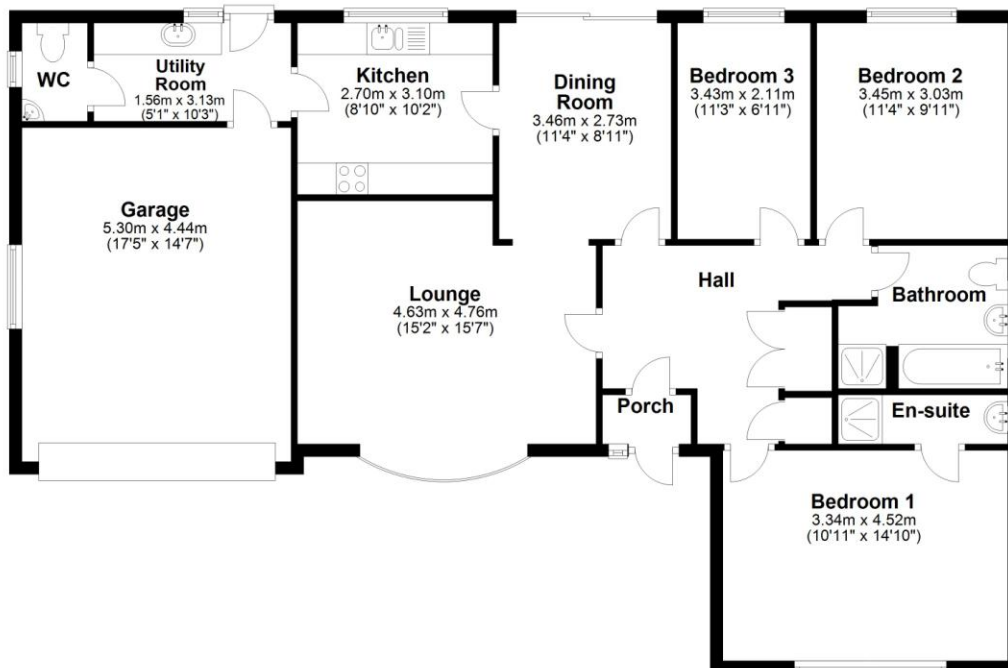
### GENERAL

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 given their ethical:

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 whatsoever 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 yourself 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. OC 353705. 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.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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

