



15a Post Mill Close

North Hykeham, Lincoln, LN6 9HL



Book a Viewing!

£274,000

An immaculate three bedroom modern detached house in the popular location of North Hykeham to the South of the Cathedral City of Lincoln. The property offers beautiful internal accommodation comprising of Hall, Lounge, Kitchen Diner, Utility Room, Cloakroom/WC and a First Floor Landing leading to three Bedrooms, Master En-suite Shower Room and Family Bathroom. Outside there are front and rear gardens, a driveway for multiple vehicles and a garage (part converted to a home office). Viewing of this stunning family home is highly recommended.





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.

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

HALL

With staircase to the first floor.

LOUNGE

17' 9" x 10' 5" (5.42m x 3.18m) With double glazed window to the front aspect with wooden shutters, double glazed French doors to the rear garden, feature electric burner, two radiators and wood effect flooring.

KITCHEN/DINER

17' 9" x 11' 3" (5.42m x 3.43m) Fitted with a stylish range of wall and base units with work surfaces over, sink with mixer tap over, electric oven, induction hob with extractor fan over, integrated dishwasher, space for fridge freezer, tiled splashbacks, understairs storage cupboard, double glazed windows to the front aspect with wooden shutters, door to the rear aspect and two radiators.

UTILITY ROOM

7' 3" x 5' 1" (2.23m x 1.56m) With wall and base units with work surfaces over, spaces for washing machine and tumble dryer, tiled splashbacks, wall mounted gas fired Worcester central heating boiler, double glazed window to the rear aspect and stable door to the garden.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, chrome towel radiator and tiled splashbacks.

FIRST FLOOR LANDING

With double glazed window to the rear aspect, wood effect flooring and radiator.



BEDROOM 1

11' 6" x 11' 5" (3.52m x 3.50m) With double glazed window to the front aspect with wooden shutters, double wardrobe, air to air heat pump, wood effect flooring and radiator.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit, partly tiled walls, radiator and double glazed window to the front aspect.

BEDROOM 2

10' 3" x 9' 3" (3.14m x 2.82m) With double glazed window to the front aspect with wooden shutters, overstairs storage cupboard, air to air heat pump, wood effect flooring and radiator.

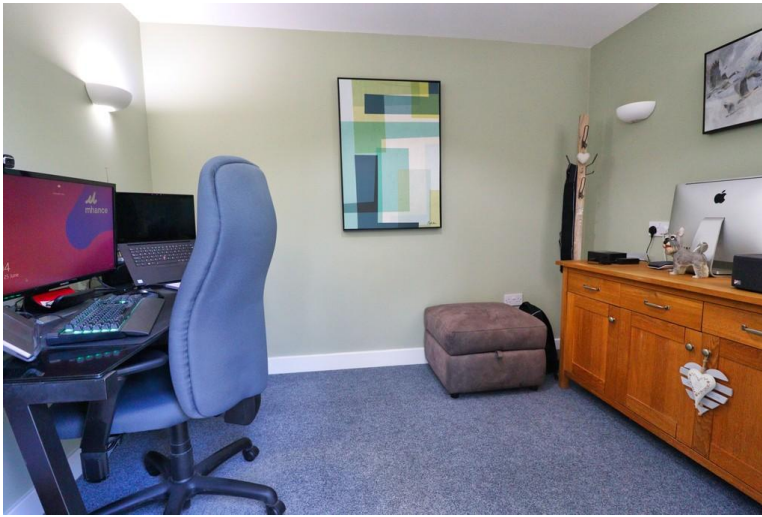


BEDROOM 3

8' 2" x 7' 2" (2.51m x 2.19m) With double glazed window to the front aspect with wooden shutters, wood effect flooring and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass screen, close coupled WC and pedestal wash hand basin, partly tiled walls, radiator and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a high quality Astro-turf garden with a driveway to the side providing off street parking for multiple vehicles. The garage has been part converted to create a home office. To the rear there is an enclosed garden with high quality Astro-turf and a patio seating area.

PART GARAGE

7' 9" x 7' 0" (2.38m x 2.15m) With up and over garage door.

OFFICE

10' 0" x 7' 9" (3.06m x 2.38m) With door to the side, air to air heat pump, 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 – HOW WE MAY REFER YOU TO

Sills & Butteridge, 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 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.

Clawings 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 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

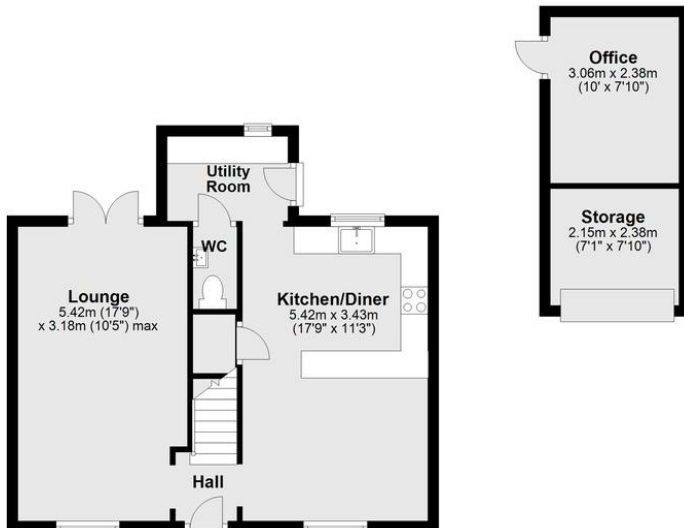
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they refer to the vendors (Lessors) for whom they act as Agents given that:

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 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.

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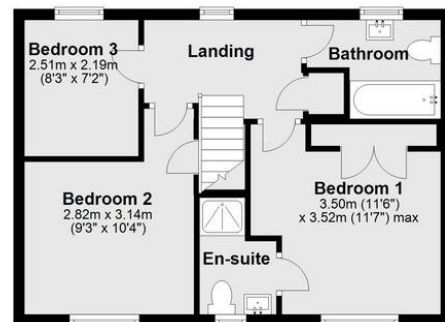
Ground Floor

Approx. 57.7 sq. metres (620.9 sq. feet)



First Floor

Approx. 51.0 sq. metres (548.7 sq. feet)



Total area: approx. 108.7 sq. metres (1169.5 sq. feet)

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 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.

