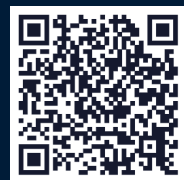




## 2 Wickenby Close

North Hykeham, Lincoln, LN6 8HN



Book a Viewing!

**£295,000**

A spacious three bedroom bay fronted detached house located in the popular area of North Hykeham, to the South of the Cathedral and University City of Lincoln. The property has well-presented accommodation comprising of Porch, Hall, Lounge with bay window, Dining Room, modern fitted Kitchen and a First Floor Landing leading to three Bedrooms and a Family Bathroom. The property further benefits from a driveway, a single garage and generous front and rear gardens. Viewing is highly recommended. NO CHAIN.



#### **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.



#### PORCH

With double glazed window to the front aspect.

#### HALL

With staircase to the First Floor, under stairs storage cupboard and radiator.

#### LOUNGE

12' 5" x 12' 5" (3.79m x 3.79m) , with double glazed bay window to the front aspect and radiator.

#### DINING ROOM

13' 5" x 11' 5" (4.09m x 3.48m) , with double glazed window to the rear aspect and radiator.



#### KITCHEN

9' 10" x 8' 10" (3.01m x 2.71m) , fitted with a range of wall and base units with work surfaces over, ceramic sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan over, spaces for dishwasher, washing machine and fridge freezer, tiled flooring and splashbacks, radiator, double glazed window to the rear aspect and door to the garden.

#### FIRST FLOOR LANDING

With loft access point and double glazed window to the side aspect.



#### BEDROOM 1

14' 4" x 12' 5" (4.38m x 3.79m) , with double glazed window to the front aspect and radiator.

#### BEDROOM 2

12' 4" x 11' 8" (3.78m x 3.56m) , with double glazed window to the rear aspect and radiator.

#### BEDROOM 3

8' 0" x 7' 11" (2.46m x 2.42m) , with double glazed window to the front aspect and radiator.

#### BATHROOM

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



#### OUTSIDE

To the front of the property there is a lawned garden with established shrubs and a side driveway providing off street parking and giving access to the single garage. The garage has an up and over door, rear personal door, light and power. To the rear of the garage there is a brick storage shed housing the gas fired central heating boiler. To the rear of the property there is a generous and enclosed rear garden laid mainly to lawn with patio seating area.



#### 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 – 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 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.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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

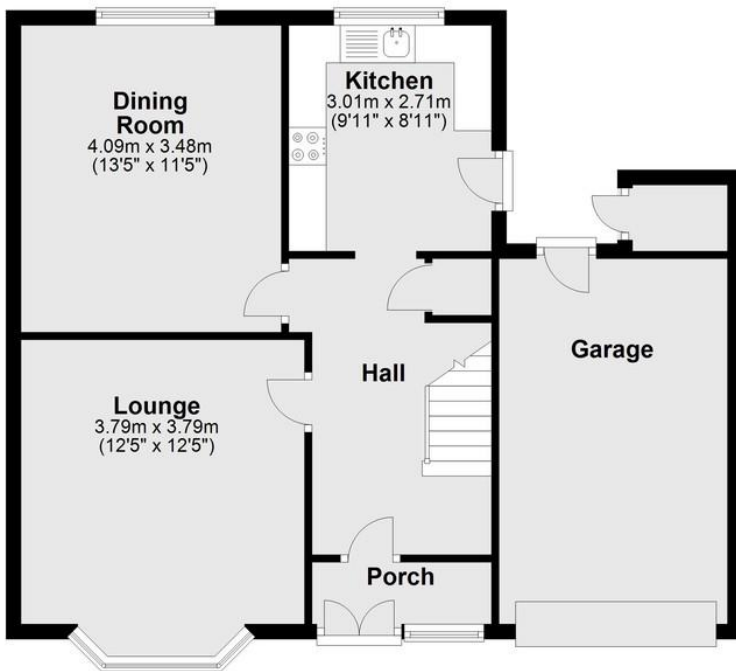
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

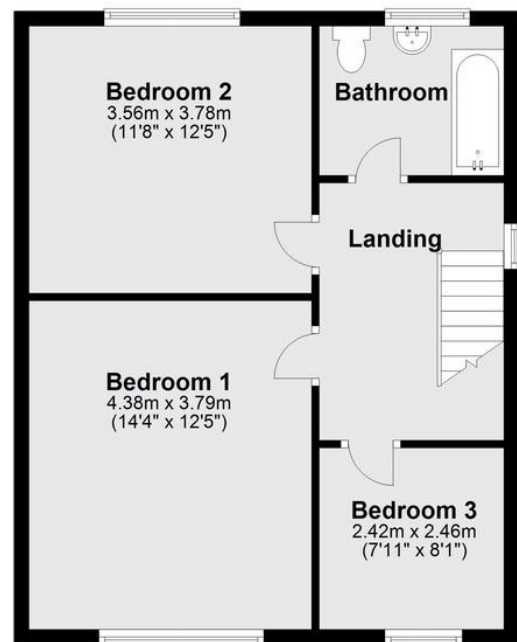
### Ground Floor

Approx. 67.1 sq. metres (722.0 sq. feet)



### First Floor

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



Total area: approx. 118.1 sq. metres (1270.7 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 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.

