



18 Remus Court

North Hykeham, Lincoln, LN6 9GZ



Book a Viewing!

£240,000

A well-presented and modern three bedroomed end town house located within a quiet cul de sac location within this popular area of North Hykeham. There is easy access into Lincoln City Centre and the A46 Bypass. Internally the property is well-presented throughout and offers living accommodation briefly comprising of Entrance Hall, Downstairs WC, Kitchen, Lounge, Dining Room with double doors into the rear garden and First Flooring Landing leading to three Bedrooms, En-suite Shower Room to Bedroom 1 and a Family Bathroom. Outside there is a driveway providing off road parking and giving access to the single garage and a lawned garden with a patio seating area to the rear. The property is being sold with No Onward Chain.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

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

ENTRANCE HALL

With external door and stairs to the first floor.

WC

With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin and radiator.

KITCHEN

9' 3" x 8' 4" (2.82m x 2.54m), with UPVC double glazed window, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, matching upstand, integral oven, four ring gas hob with stainless steel splashback, extractor fan, plumbing and space for washing machine, space for fridge freezer, radiator and under stairs storage cupboard.



LOUNGE

16' 0" x 9' 8" (4.88m x 2.95m), with UPVC double glazed window, fire surround and hearth with electric fire inset and radiator.

DINING ROOM

9' 3" x 7' 10" (2.82m x 2.39m), with UPVC double glazed double doors to the rear garden and a radiator.

FIRST FLOOR LANDING

With UPVC double glazed window, access to the roof void and an airing cupboard housing the hot water cylinder.

BEDROOM 1

12' 8" x 8' 10" (3.86m x 2.69m), with UPVC double glazed window and radiator.



EN-SUITE

With vinyl flooring, low level WC, wash hand basin, shower cubicle with tiled surround, radiator and extractor fan.

BEDROOM 2

11' 7" x 9' 8" (3.53m x 2.95m), with UPVC double glazed window and radiator.

BEDROOM 3

9' 5" x 6' 3" (2.87m x 1.91m), with UPVC double glazed window and radiator.

BATHROOM

6' 6" x 5' 10" (1.98m x 1.78m), with UPVC double glazed window, vinyl flooring, low level WC, wash hand basin with cupboard space below, bath with shower attachment, radiator and extractor fan.



OUTSIDE

To the front of the property there is a driveway providing off road parking which also gives access to the single garage. A gate leads to the rear garden which is mainly laid to lawn with a patio seating area.



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, Dale & Co, Bird & 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, J Walter and Callum Lyman 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 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:

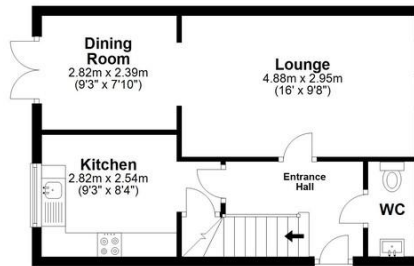
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition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

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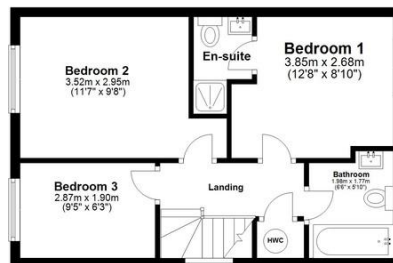
Garage
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 14.6 sq. metres (157.2 sq. feet)



Ground Floor
Approx. 39.2 sq. metres (422.3 sq. feet)



First Floor
Approx. 38.1 sq. metres (420.9 sq. feet)



Main area: Approx. 78.3 sq. metres (843.2 sq. feet)
Plus garages, approx. 14.6 sq. metres (157.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
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.

