



2 Mercury Close

North Hykeham, Lincoln, LN6 9FH



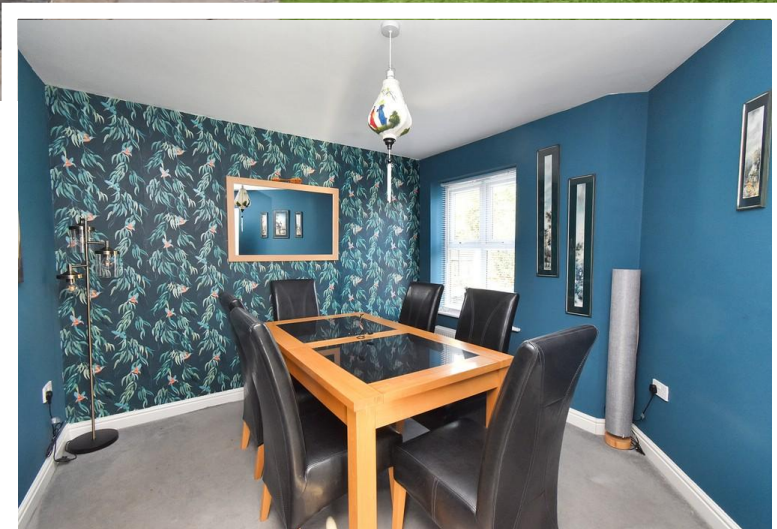
Book a Viewing!

£360,000

A modern detached family home situated in a pleasant corner position within the popular residential location of North Hykeham. The internal accommodation briefly comprises of Main Entrance Hall, Lounge, Dining Room, fitted Breakfast Kitchen, Utility Room, Cloakroom and a First Floor Landing leading to four Bedrooms, Dressing Area and En-suite to the Principal Bedroom, and a Family Bathroom. Outside there is a driveway to the rear of the property providing off road parking and a garage which has been partially altered to provide an outside office/gym and storage area. The property further benefits from gas central heating and UPVC double glazing. Viewing of this property is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – D.

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.



ENTRANCE HALL

With main entrance door, UPVC window and further UPVC feature window to the front elevation, under stairs storage area and radiator.

LOUNGE

20' 1" into bay x 11' 1" (6.12m x 3.38m), with UPVC bay window to the front elevation, two radiators and UPVC patio/French doors leading to the rear garden.

DINING ROOM

13' 2" x 10' 2" maximum overall measurement (4.01m x 3.1m), with UPVC window to the rear elevation and radiator.

BREAKFAST KITCHEN

13' 1" x 10' 4" (3.99m x 3.15m), fitted with a range of wall and base cupboards, central area with 1½ bowl sink unit and drainer, fitted double oven, gas hob with extractor hood, two UPVC windows to the front elevation, radiator and a range of drawers and work surfaces.

UTILITY ROOM

8' 2" x 5' 6" (2.49m x 1.68m), with fitted base cupboard, sink and drainer, gas central heating boiler, radiator, plumbing for washing machine, UPVC window to the rear elevation and rear entrance door.

CLOAKROOM

With WC, wash hand basin, radiator and UPVC window to the rear elevation.

FIRST FLOOR LANDING

With access to the roof void and airing cupboard housing the hot water cylinder.

BEDROOM 1

11' 5" x 10' 0" (3.48m x 3.05m), with two UPVC windows to the front elevation and radiator.

DRESSING AREA

5' 5" x 4' 7" (1.65m x 1.4m), with UPVC window to the rear elevation.

EN-SUITE

With suite to comprise of WC, wash hand basin and fitted shower cubicle, radiator, part tiled surround and UPVC window to the rear elevation.

BEDROOM 2

11' 3" x 10' 3" (3.43m x 3.12m), with UPVC window to the rear elevation and radiator.

BEDROOM 3

12' 1" x 8' 4" maximum overall measurement (3.68m x 2.54m), with UPVC window to the front elevation and radiator.

BEDROOM 4

11' 4" x 6' 10" (3.45m x 2.08m), with two UPVC windows to the front elevation and radiator.





BATHROOM

10' 11" x 6' 8" (3.33m x 2.03m), with suite to comprise of bath with shower attachment, WC and wash hand basin, radiator and UPVC window to the rear elevation.

OUTSIDE

The property is situated on a pleasant corner position with a front gravelled area and a variety of shrubs. There is a wall rear garden with artificial lawn area, patio area and paved walkways. There is a driveway to the rear of the property with access to the Garage. The garage has been partially altered to provide an outside office/gym measuring approx. 11' 7" x 7' 8" with UPVC French/patio doors. There is also a storage area measuring approx. 8' 4" x 3' 8".



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.co.uk

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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. Water and Callum Lyman 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.

Coverings 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.

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GETTING A MORTGAGE

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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.

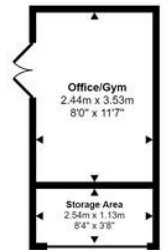
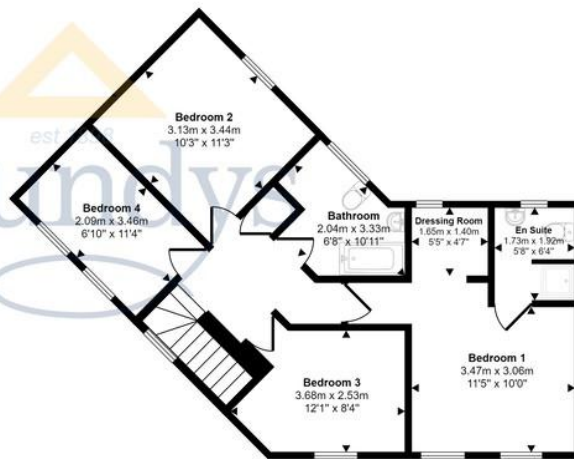
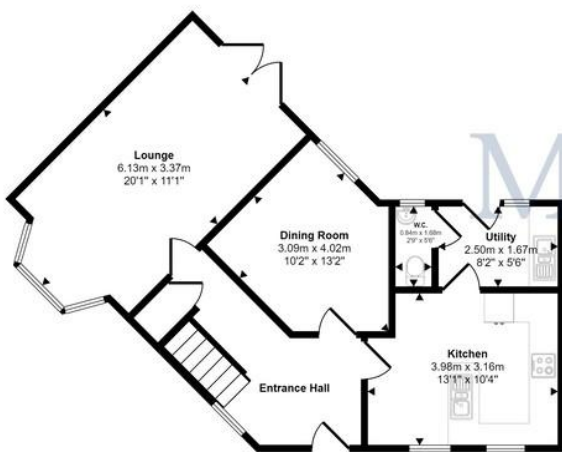
GENERAL

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1. They do not act as 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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Approx Gross Internal Area
134 sq m / 1447 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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