



32 Heather Gardens

North Hykeham, Lincoln, LN6 8RQ



Book a Viewing!

£210,000

A spacious and modern three bedroom family home situated within North Hykeham, to the South West of the Cathedral City of Lincoln. The property has well presented accommodation across three floors to briefly comprise of Hall, Cloakroom/WC, Kitchen/Diner, Lounge, First Floor Landing leading to two Bedrooms and Family Bathroom. The Second Floor Landing leads to a Master Bedroom with Dressing Area and En-suite Shower Room. Outside there is a driveway to the front of the property and two tier gardens to the rear, backing onto the Richmond Lakes. Viewing is highly recommended. No Onward Chain.





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.



HALL

With staircase to the first floor, laminate flooring and radiator.

CLOAKROOM/WC

With close coupled WC and pedestal wash hand basin, laminate flooring, tiled splashbacks, radiator and double glazed window to the side aspect.

KITCHEN/DINER

16' 4" x 8' 0" (4.99m x 2.44m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan, spaces for washing machine and fridge freezer, tiled splashbacks, radiator, laminate flooring and double glazed window to the front aspect.



LOUNGE

14' 7" x 12' 10" (4.47m x 3.93m) With double glazed French doors to the rear garden and radiator.

FIRST FLOOR LANDING

With staircase to the second floor, double glazed windows to the front and side aspects and radiator.

BEDROOM 2

12' 10" x 12' 4" (3.92m x 3.78m) With double glazed window to the rear aspect with lake views and radiator.

BEDROOM 3

11' 1" x 6' 4" (3.39m x 1.94m) With double glazed window to the front aspect and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath, close coupled WC and pedestal wash hand basin, tiled splashbacks, laminate flooring and radiator.

SECOND FLOOR LANDING

With double glazed window to the side aspect.

BEDROOM 1

14' 11" x 12' 10" (4.55m x 3.92m) With double glazed window to the rear aspect with lake views, airing cupboard, loft access point, radiator and dressing area.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks, laminate flooring, radiator and double glazed window to the front aspect.



OUTSIDE

To the front of the property there is a driveway providing off street parking. To the rear of the property there is a two tier enclosed garden laid mainly to lawn with patio seating area, backing onto the Richmond Lakes.



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 Calum 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

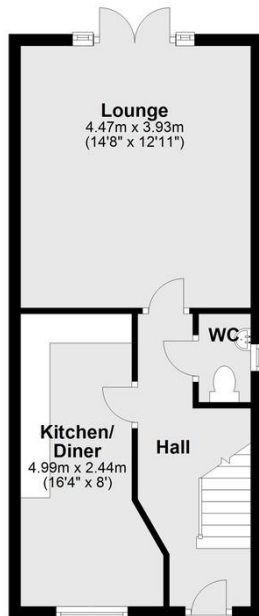
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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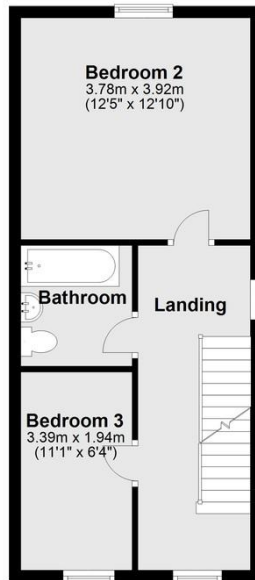
Ground Floor

Approx. 37.6 sq. metres (404.4 sq. feet)



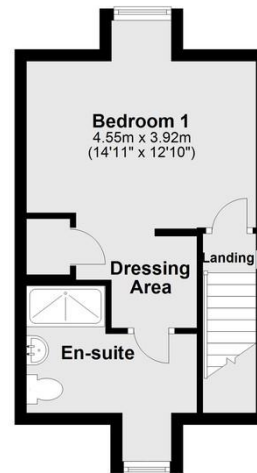
First Floor

Approx. 36.7 sq. metres (394.9 sq. feet)



Second Floor

Approx. 24.3 sq. metres (261.1 sq. feet)



Total area: approx. 98.5 sq. metres (1060.4 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.

