



**50 Moor Lane, North Hykeham,
Lincoln, LN6 9AB**



Book a Viewing!

£475,000

A spacious five double Bedroom Detached house situated in the heart of the ever popular North Hykeham. The property offers immaculate and fully refurbished accommodation. The impressive accommodation on offer comprises of Hall, Downstairs Cloakroom/WC, Open Plan Modern Kitchen/Dining Room, Lounge, Sunroom, Utility Room, Snug/Storeroom, Boiler Room and a First Floor Landing leading to five well-appointed Bedrooms, En-Suite Shower Room and luxury four piece Family Bathroom. Outside there is a gated block paved driveway providing off road parking for multiple vehicles, a garage with workshop and a generous enclosed rear garden. Viewing of this stunning non-estate home is essential to appreciate the space and standard of accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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.





ACCOMMODATION

HALL

With staircase to the first floor, understairs storage cupboard, additional storage cupboard, tiled flooring, spotlights and double glazed window to the side aspect.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit with storage beneath, tiled walls, tiled flooring, radiator and double glazed window to the front aspect.

LOUNGE

17' 10" x 11' 11" (5.44m x 3.64m) With double glazed French doors to the sun room, built-in media wall with shelving and lighting, electric feature fireplace and three radiators.



KITCHEN/DINING ROOM

32' 3" x 10' 6" (9.85m x 3.22m) Fitted with a modern and stylish range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, gas hob with extractor fan over, integrated dishwasher and microwave, space for American style fridge freezer, pantry storage cupboard, spotlights, tiled flooring, two radiators, double glazed windows to the front and side aspects and double glazed French doors to the sun room.



SUN ROOM

22' 8" x 10' 5" (6.91m x 3.18m) With double glazed French doors to the rear garden, double glazed windows to the side and rear aspects, two Velux windows and radiator.

UTILITY ROOM

13' 9" x 8' 11" (4.21m x 2.72m) Fitted with base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, tiled splashbacks, door to the front aspect, double glazed French doors to the garden and double glazed windows to the rear and side aspects.



STORE/SNUG

8' 2" x 8' 2" (2.50m x 2.49m) With windows to the front and rear aspects.

BOILER ROOM

With spaces for washing machine and tumble dryer and wall mounted gas fired central heating boiler.

FIRST FLOOR LANDING

With radiator and loft access point.



BEDROOM 1

14' 8" x 11' 11" (4.48m x 3.64m) With double glazed window to the rear aspect, fitted wardrobe and radiator.

BEDROOM 2

11' 6" x 11' 1" (3.52m x 3.40m) With double glazed window to the rear aspect, fitted wardrobes, under eaves storage and radiator.

EN-SUITE SHOWER ROOM

6' 6" x 4' 4" (2.00m x 1.33m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit with storage beneath, tiled walls, tiled flooring, spotlights, chrome towel radiator and double glazed window to the side aspect.



BEDROOM 3

11' 7" x 10' 4" (3.54m x 3.17m) With double glazed window to the front aspect and radiator.

BEDROOM 4

9' 6" x 8' 3" (2.92m x 2.54m) With double glazed window to the rear aspect, fitted wardrobe and radiator.

BEDROOM 5

10' 0" x 9' 7" (3.05m x 2.93m) With double glazed window to the front aspect and radiator.



LUXURY FAMILY BATHROOM

Fitted with a luxurious four piece suite comprising of shower cubicle, stylish freestanding bath, close coupled WC and wash hand basin in a vanity style unit with storage beneath, tiled walls and flooring, spotlights, chrome towel radiator and double glazed window to the front aspect.

OUTSIDE

The property sits on a generous plot with a gated block paved driveway to the front providing ample off street parking for multiple vehicles and giving access to the garage. To the rear of the property there is a large enclosed garden laid mainly to lawn with patio seating areas, mature shrubs, trees, flowerbeds, shed, summer house and greenhouse.

GARAGE

24' 11" x 14' 9 (max)" (7.61m x 4.5m) With electric up and over door to the front aspect, rear personal door, separate workshop area, light and power.





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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 then we will receive a referral fee of up to £125.

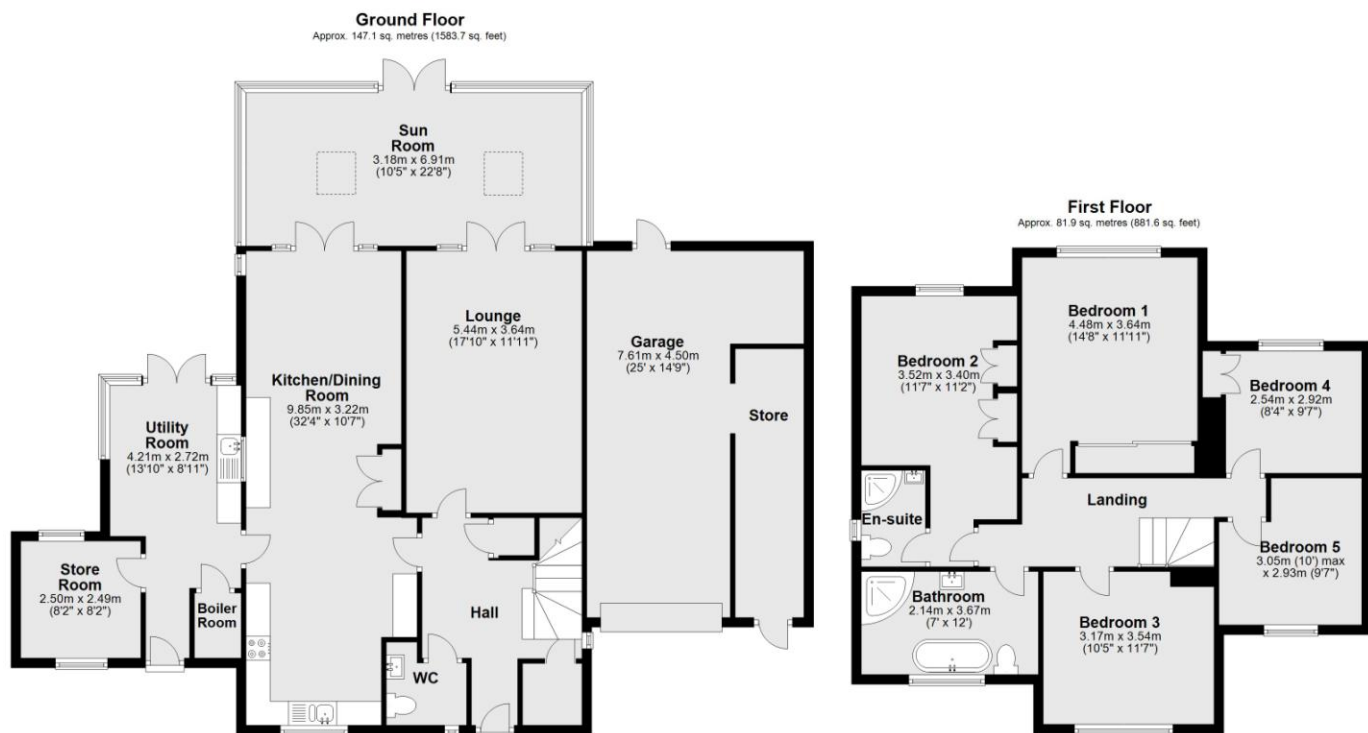
Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

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.

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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**
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Total area: approx. 229.0 sq. metres (2465.3 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.



29 – 30 Silver Street
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01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.

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