



17 St. Davids Road

North Hykeham, Lincoln, LN6 8QL



Book a Viewing!

£230,000

Situated on a generous plot close to the heart of North Hykeham. A three bedroom detached bungalow with well-presented accommodation comprising of Hall, Lounge, Kitchen/Breakfast Room, three Bedrooms and a Bathroom. Outside there is a low maintenance front garden, a driveway for multiple vehicles, a double garage and a generous enclosed rear garden. Viewing of this property is highly recommended to appreciate all it has to offer. NO CHAIN.



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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.



ACCOMMODATION

HALL

With airing cupboard loft access point and two radiators.

LOUNGE

15' 11" x 15' 2" (4.86m x 4.63m) With double glazed windows to the front and side aspects, electric fire set within a feature fireplace and radiator.

KITCHEN/BREAKFAST ROOM

11' 1" x 10' 2" (3.38m x 3.11m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine, cooker and fridge freezer, pantry cupboard, tiled flooring, splashbacks, radiator, double glazed windows to the front and side aspects and a door to the side.

BEDROOM 1

11' 10" x 10' 10" (3.61m x 3.32m) With double glazed sliding door to the rear aspect and radiator.

BEDROOM 2

11' 10" x 8' 10" (3.62m x 2.71m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

8' 9" x 6' 5" (2.68m x 1.96m) With double glazed window to the rear aspect and radiator.

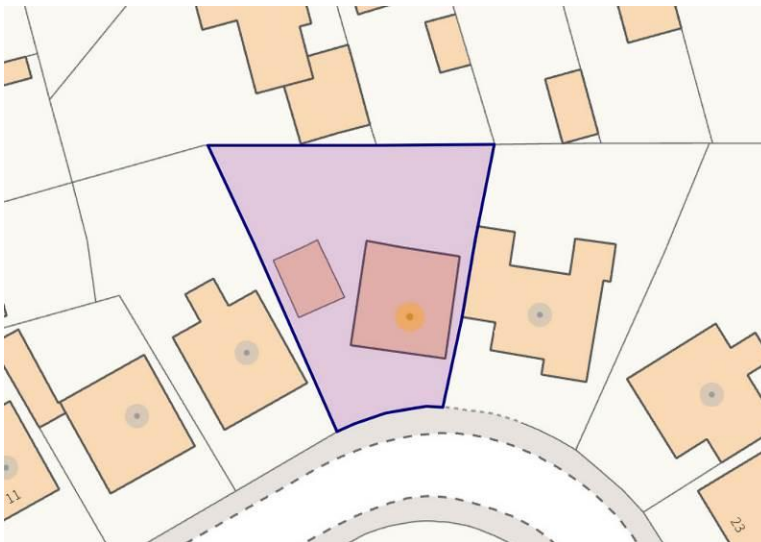
BATHROOM

Fitted with a three-piece suite comprising of panelled bath with electric shower over, wash hand basin in a vanity style unit and WC, tiled flooring, splashbacks, radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a low maintenance garden and a driveway providing off street parking for multiple vehicles and giving access to the double garage. The garage has an up and over door to the front and door to the rear. The generous enclosed rear garden is laid mainly to lawn with a patio seating area, mature trees, shrubs and flowerbeds.





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

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

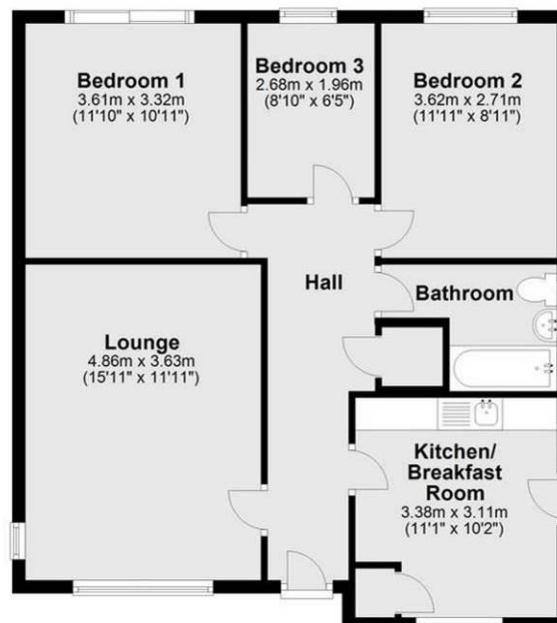
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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. 72.0 sq. metres (774.9 sq. feet)



Total area: approx. 72.0 sq. metres (774.9 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.

