



18 Elm Close

North Hykeham, Lincoln, LN6 8LT



Book a Viewing!

£230,000

Situated on a large mature plot at the end of a cul-de-sac within the popular residential area of North Hykeham, an extended four bedroom semi detached house with spacious accommodation comprising of Lounge, Inner Hall, Kitchen, Dining Room, Bathroom, First Floor Landing and four Bedrooms. Outside there is a front garden, a driveway, single garage and a large rear garden. 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.





LOUNGE

17' 3" x 13' 9" (5.26m x 4.21m) With staircase to the first floor, double glazed bow window to the front aspect, decorative fireplace, wood effect flooring and radiator.

HALL

With door to the side.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, tiled walls and floor, radiator and double glazed window to the side aspect.

KITCHEN

8' 10" x 8' 7" (2.70m x 2.63m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1 ½ bowl sink with side drainer and mixer tap over, spaces for cooker, washing machine and dishwasher, tiled splashbacks and flooring and double glazed window to the rear aspect.

REAR HALL

With door to the rear garden and walk-in storage cupboard.

DINING ROOM

12' 8" x 10' 1" (3.87m x 3.08m) With double glazed windows to the side and rear aspects, laminate flooring and radiator.

FIRST FLOOR LANDING

With double glazed window to the front aspect and airing cupboard.



BEDROOM 1

11' 3" x 9' 9" (3.44m x 2.98m) With fitted wardrobes, double glazed window to the front aspect and radiator.

BEDROOM 2

12' 11" x 9' 1" (3.94m x 2.79m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

12' 5" x 12' 1" (3.81m x 3.70m) With fitted wardrobes, ceiling fan, double glazed windows to the front and rear aspects and radiator.

BEDROOM 4

14' 2" x 7' 9" (4.33m x 2.38m) With a fitted wardrobe, double glazed window to the side aspect, access to bedroom three and radiator.



OUTSIDE

To the front of the property there is a lawned garden and a driveway providing off street parking for multiple vehicles and access to the garage. The single garage has an up and over door to the front and a side personal door and window to the rear. To the rear of the property there is a large enclosed garden laid mainly to lawn.



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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 295 Silver Street, Lincoln, LN2 1AS.

Approx Gross Internal Area
104 sq m / 1117 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

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.

