



**17 Cresta Close, North Hykeham,
Lincoln, LN6 9SQ**



Book a Viewing!

£ 430,000

An excellent Detached Family Home situated within the popular residential location of North Hykeham. The property has been considerably extended and updated by the current owners over recent years and offers impressive living accommodation to briefly comprise of Entrance Porch, Entrance Hall, approx. 25ft Open Plan Kitchen Diner and Living Area, Utility Room, Lounge, two Ground Floor Bedrooms and Family Bathroom and a First Floor Landing leading to three further Bedrooms, all with the added benefit of an En-suite. Outside there is a front garden, a driveway providing off street parking for multiple vehicles and access to the single detached garage. There is a good sized lawned garden to the rear with a patio/entertainment area, pizza oven and bar/garden room. The property further benefits from gas central heating and viewing is highly recommended to appreciate the impressive living accommodation on offer.





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

ENTRANCE PORCH

With main entrance door.

ENTRANCE HALL

With stairs rising to first floor landing, two radiators and inset spotlights.

LOUNGE

17' 2" x 13' 0" (5.23m x 3.96m) With two UPVC windows, radiator and fireplace.

KITCHEN DINING & LIVING AREA

24' 8" x 18' 9" (7.52m x 5.72m) Fitted with a range of quality wall and base units and drawers with work surfaces over, part tiled surround, integrated appliances incorporating two double ovens, dishwasher, induction hob, extractor fan, 1½ sink unit and drainer, central Island, fitted tall units, two UPVC windows and UPVC double patio/French doors with side windows, inset spotlights and radiator.



UTILITY ROOM

10' 11" x 10' 3" (3.33m x 3.12m) Fitted with a range of quality wall and base units, cupboard housing the gas central heating boiler, feature wall radiator, space for fridge or freezer, sink and drainer, part tiled surround, plumbing for washing machine and space for tumble dryer, fitted tall larder cupboards, inset spotlights and UPVC side entrance door.



BEDROOM

11' 3" x 10' 10" (3.43m x 3.3m) With UPVC window to the front elevation and radiator.

BEDROOM

10' 9" x 9' 6" (3.28m x 2.9m) With UPVC window to the side elevation and radiator.

BATHROOM

8' 11" x 6' 10" (2.72m x 2.08m) With suite to comprise of bath, fitted shower cubicle, WC and wash hand basin, tiled flooring and walls, towel radiator and UPVC window to the side elevation.



FIRST FLOOR LANDING

With double glazed sky light.

BEDROOM

13' 8" x 13' 0" (4.17m x 3.96m) With two double glazed sky lights and feature radiator.

EN-SUITE

With suite to comprise of fitted shower cubicle, WC and wash hand basin, towel radiator, part tiled surround and double glazed sky light.



BEDROOM

13' 8" x 12' 6" (4.17m x 3.81m) With double glazed sky light and feature wall radiator.

EN-SUITE

With suite to comprise of fitted shower cubicle, WC and wash hand basin, feature radiator, part tiled surround and double glazed sky light.

BEDROOM

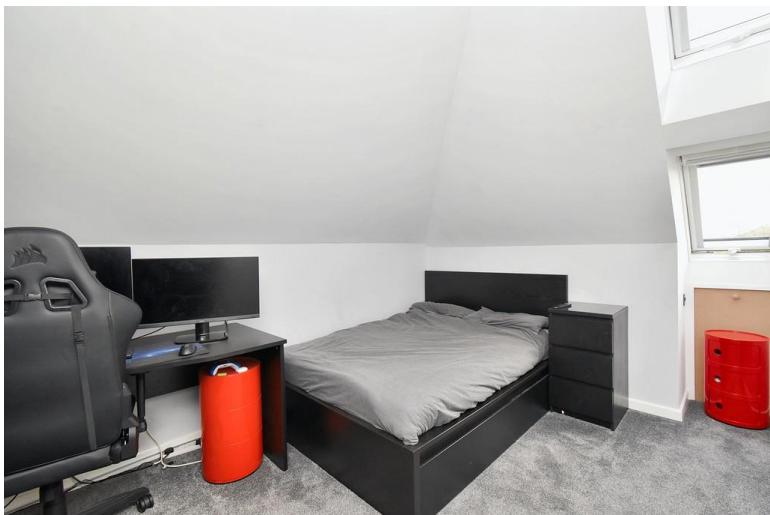
13' 8" x 9' 7" (4.17m x 2.92m) With two double glazed sky lights and feature wall radiator.

EN-SUITE

With suite to comprise of fitted shower cubicle, WC and wash hand basin, feature radiator, part tiled surround and double glazed sky light.

OUTSIDE

The front garden has a lawned area and a gravelled driveway providing off street parking for multiple vehicles which gives access to the garage. The garage has an up and over door with light and power. To the rear there is a good sized garden with a lawned area, a patio/entertaining area, pizza oven, bar/garden room, a raised decked area, shed, sensor lighting and outside tap. The bar/garden room has light and power.



WEBSITE

Our detailed web site 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 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.

CW&H and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 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.

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:

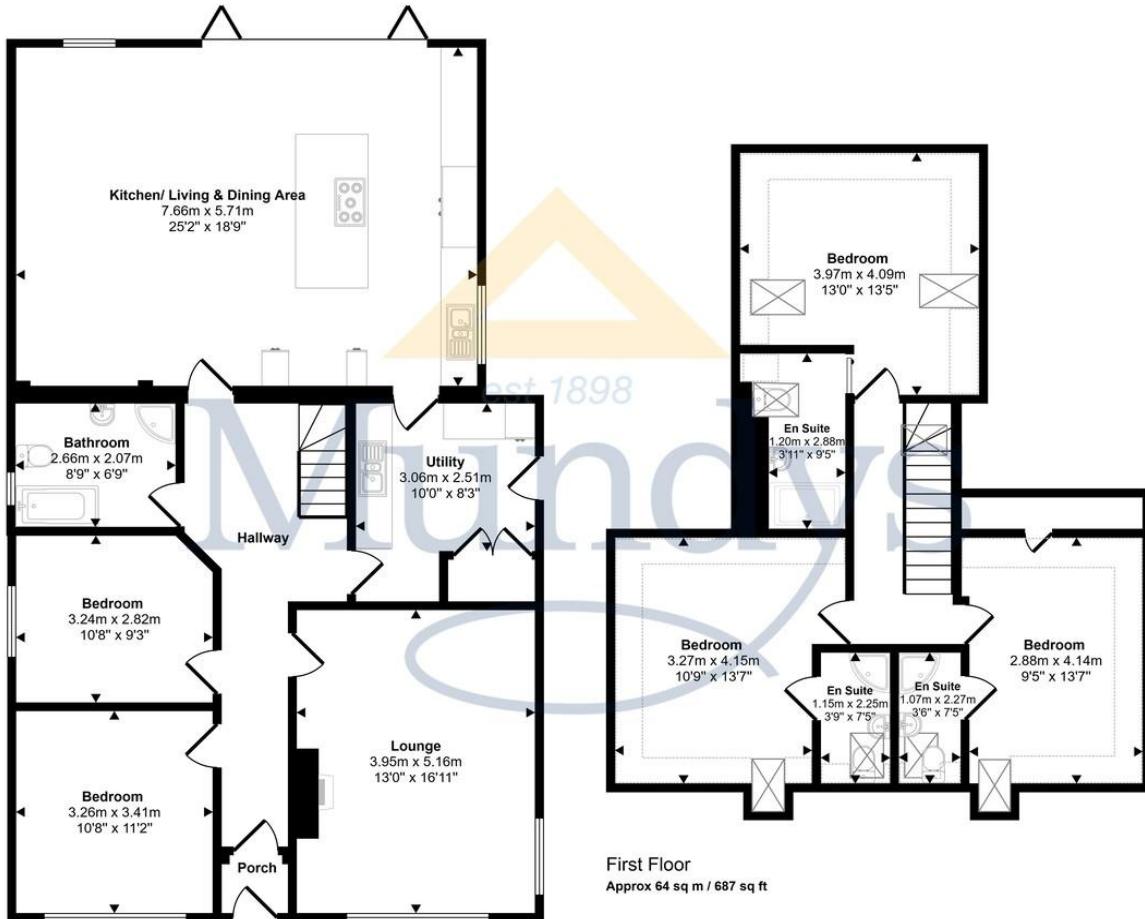
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Approx Gross Internal Area
184 sq m / 1975 sq ft



Ground Floor
Approx 120 sq m / 1289 sq ft

Denotes head height below 1.5m

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
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.