



76 Ferrous Way

North Hykeham, Lincoln, LN6 9ZN



Book a Viewing!

£210,000

A modern and well-presented three bedroom semi detached house, situated in the popular residential town of North Hykeham, within close proximity to the railway station and with easy access to Lincoln City Centre and the A46 Bypass towards Newark. Internally, the property offers living accommodation briefly comprising of Entrance Hall, Downstairs Cloakroom/WC, Lounge, Dining Room, Kitchen Diner and a First Floor Landing leading to three Bedrooms, En-Suite Shower Room to Bedroom 1 and a Family Bathroom. Outside there is an enclosed rear garden and a driveway providing off street parking. Viewing of the property is recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Leasehold.

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

LOUNGE

16' 2" x 10' 3" (4.95m x 3.13m) With double glazed window to the front aspect, laminate flooring and radiator.

DINING ROOM

15' 11" x 7' 9" (4.87m x 2.37m) With double glazed window to the front aspect, ceiling fan, laminate flooring and radiator.

INNER HALLWAY

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



CLOAKROOM/WC

Fitted with close coupled WC and pedestal wash hand basin, tiled splashbacks and radiator.

KITCHEN DINER

18' 9" x 7' 8" (5.74m x 2.34m) Fitted with a range of wall and base units with work surfaces over, electric oven and hob with extractor fan over, stainless steel 1.5 bowl sink with side drainer and mixer tap over, spaces for a fridge freezer, dishwasher and washing machine, tiled splashbacks and flooring, wall mounted gas fired central heating boiler, double glazed window to the rear aspect, double glazed French doors to the rear garden and radiator.

FIRST FLOOR LANDING

With airing cupboard.



BEDROOM 1

9' 8" x 13' 11" (2.95m x 4.25m) With two double glazed windows to the front aspect and radiator.

EN-SUITE SHOWER ROOM

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

BEDROOM 2

11' 3" x 8' 9" (3.43m x 2.68m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

9' 9" x 7' 11" (2.99m x 2.42m) With double glazed window to the rear aspect and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, tiled splashbacks and flooring, chrome towel radiator and double glazed window to the side aspect.

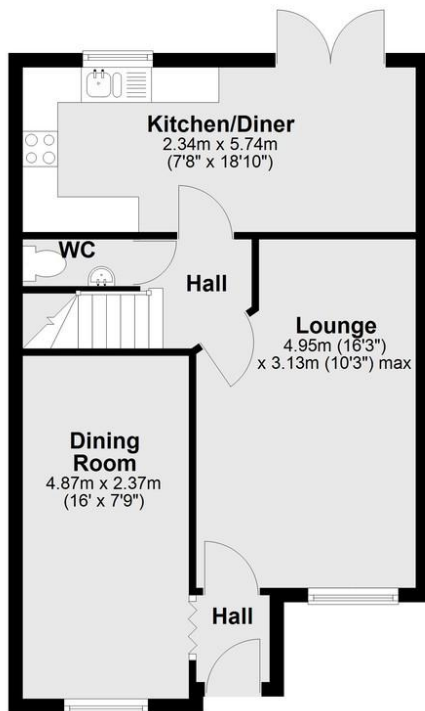
OUTSIDE

To the front of the property there is a driveway providing off street parking for multiple vehicles. To the rear there is an enclosed garden with areas of lawn and patio with raised borders and garden shed.



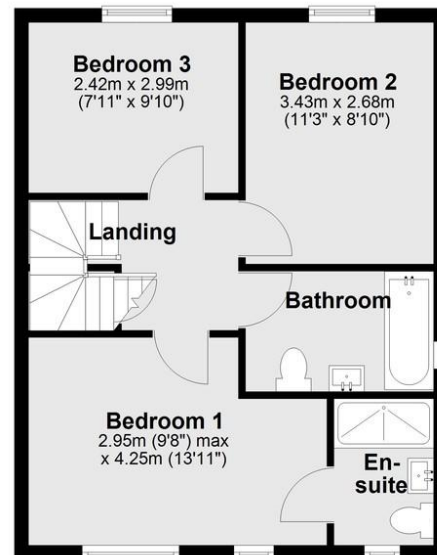
Ground Floor

Approx. 46.9 sq. metres (505.2 sq. feet)



First Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



Total area: approx. 89.7 sq. metres (965.3 sq. feet)

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 and 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.



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 Callum 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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