



34 Nero Way

North Hykeham, Lincoln, LN6 8JP



Book a Viewing!

£315,000

A well presented four-bedroom detached home located in a popular and convenient modern development within North Hykeham. This spacious property has been tastefully updated by the current owners and offers excellent family living accommodation throughout. The ground floor features a welcoming hallway, a generous lounge, a stylish open-plan kitchen and dining area ideal for modern living, a versatile study which could also serve as a fifth bedroom, and a convenient cloakroom/WC. Upstairs, the first floor landing leads to four bedrooms, including a principal bedroom with an en-suite shower room, along with a family bathroom. Outside, the property enjoys a driveway to the side providing off street parking and access to a single garage. There is an enclosed, low-maintenance front garden and a private, lawned garden to the rear, perfect for outdoor entertaining and family enjoyment. Early viewing is highly recommended to fully appreciate the quality, space, and location this home has to 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.



HALL

With staircase to the first floor and storage cupboard.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, laminate flooring, radiator and double glazed window to the front aspect.

STUDY/BEDROOM

5' 8" 11" x 8' 2" (2.72m x 2.49m) With laminate flooring, radiator and double glazed windows to the front and side aspects.

LOUNGE

16' 4" x 15' 5" (5.00m x 4.71m) With double glazed doors which open to the kitchen, radiator, double glazed French doors to the rear garden and double glazed windows to the side and rear aspects.



KITCHEN

15' 0" x 10' 2" (4.58m x 3.10m) Fitted with a modern range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan over, integrated dishwasher, space for fridge freezer, breakfast bar, tiled splashbacks, tiled flooring, radiator, under cabinet lights and double glazed window to the front aspect.

DINING ROOM

9' 3" x 8' 6" (2.83m x 2.60m) With double glazed French doors to the rear garden, tiled flooring and radiator.

FIRST FLOOR LANDING

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



BEDROOM 1

13' 6" x 10' 5" (4.12m x 3.18m) With double glazed window to the rear aspect, fitted wardrobe 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 flooring and splashbacks, towel radiator and double glazed window to the front aspect.

BEDROOM 2

10' 2" x 8' 6" (3.11m x 2.60m) With double glazed windows to the side and rear aspects, fitted wardrobe and radiator.



BEDROOM 3

8' 10" x 8' 6" (2.71m x 2.60m) With double glazed windows to the side and front aspects and radiator.

BEDROOM 4

10' 2" x 6' 5" (3.11m 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 shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, towel radiator and double glazed window to the front aspect.



OUTSIDE

To the front of the property there is an enclosed garden laid mainly to slate for low maintenance. To the rear there is an enclosed garden laid mainly to lawn with patio and decked seating areas with flowerbeds. There is a detached single garage with an up and over door to the front, personal door to the side, light and power and a driveway providing off street parking.

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

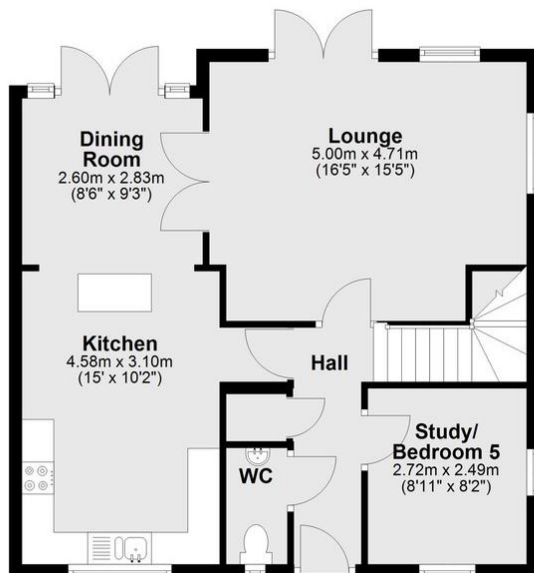
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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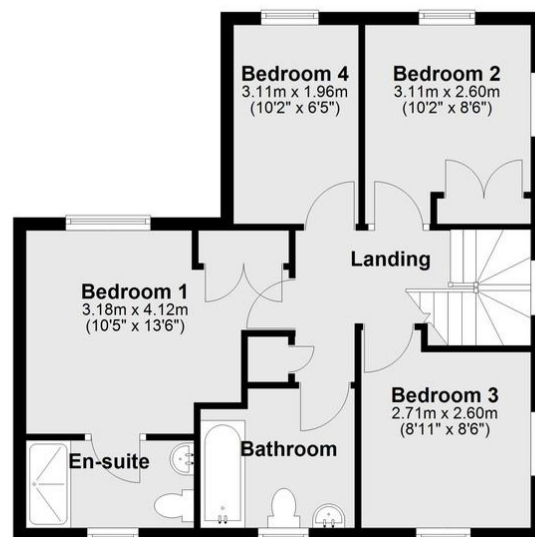
Ground Floor

Approx. 58.3 sq. metres (627.6 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.6 sq. feet)



Total area: approx. 109.8 sq. metres (1182.2 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.

