



## 2a Post Mill Close

North Hykeham, Lincoln, LN6 9HL



Book a Viewing!

**£245,000**

A well-presented modern three bedroomed detached house located on this popular development just off Newark Road within the popular town of North Hykeham. The property has spacious living accommodation briefly comprising of Entrance Hall, Kitchen Diner, Lounge, Bedroom 1 with En-Suite Shower Room, Downstairs Bathroom and First Floor Landing leading to two further Bedrooms and Bathroom. Outside there is a block paved driveway to the front of the property providing ample off road parking and side access to the rear lawned garden. Viewing of the property is highly recommended to appreciate the accommodation on offer.



## Post Mill Close, North Hykeham, Lincoln, LN6 9HL

### 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.

### ACCOMMODATION

#### ENTRANCE HALL

With UPVC double glazed door and privacy window to the side elevation, stairs to the first floor, under stairs storage cupboard, radiator, spotlighting and doors to bedroom 1, bathroom and kitchen diner.

#### KITCHEN/DINER

17' 3" x 9' 6" (5.28m x 2.92m) With UPVC double glazed window to the side elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, 1½ bowl stainless steel sink unit and drainer with mixer tap, integral oven, four ring gas hob with extractor fan over, integral dishwasher, work surface with plumbing and spaces for washing machine and tumble dryer below, space for American style fridge freezer, radiator, wall mounted gas fired central heating boiler and door to lounge.

#### LOUNGE

17' 5" x 9' 6" (5.31m x 2.92m) With UPVC double glazed doors and window to the rear elevation, radiator and spotlighting

#### BEDROOM 1

17' 5" x 9' 6" (5.31m x 2.9m) With two UPVC double glazed windows to the front elevation, two radiators, spotlighting and door to en-suite shower room

#### EN-SUITE

With UPVC double glazed privacy window to the side elevation, suite to comprise of low level WC, wash hand basin with tiled splashbacks and shower cubicle, tiled surround, radiator, extractor fan and spotlighting.

#### GROUND FLOOR BATHROOM

With UPVC double glazed window to the side elevation, tiled flooring, suite to comprise of low level WC, wash hand basin, bath with tiled surround and shower cubicle, heated towel rail, spotlighting and extractor fan.

#### FIRST FLOOR LANDING

With banister rail, spotlighting to ceiling and doors to two bedrooms, bathroom and storage cupboard with spotlighting and power sockets.

#### BEDROOM 2

18' 0" x 12' 11" (5.49m x 3.96m) With UPVC double glazed window to the rear elevation, radiator and spotlighting.

#### BEDROOM 3

14' 7" x 12' 11" (4.47m x 3.96m) With UPVC double glazed window to the front elevation, radiator and spotlighting.

#### BATHROOM

With Velux window, suite to comprise of low level WC, wash hand basin with tiled splashbacks, bath with tiled surround and shower over, tiled flooring, radiator, spotlighting and extractor fan.

#### OUTSIDE

To the front of the property there is a block paved driveway providing off road parking and side access to the rear garden. The rear garden is mainly laid to lawn with a block paved seating area.

**NOTE** - The photographs used in the marketing of this property are for illustrative purposes only and were taken on February 2018. New photographs will be taken and added to the marketing as soon as possible.

#### 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](http://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 & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson 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 Agent 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 here in as not verified.

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