



4 Broadway

North Hykeham, LN6 8DR



Book a Viewing!

£210,000

A Three Bedroom Semi Detached property positioned on a generous corner plot in the heart of popular North Hykeham. An excellent opportunity for buyers seeking a home they can modernise and make their own, the property offers spacious accommodation throughout and sits within easy reach of local amenities, schools, transport links and recreational facilities. Sold with no onward chain. Accommodation comprises of: Entrance Hallway, Lounge, Kitchen/Diner, Dining Area, WC, Three Double Bedrooms and Bathroom.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – B.

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

Accessed via a UPVC double glazed door to the side aspect, with stairs leading to the first floor landing, radiator and a window to the front aspect.

LOUNGE

12' 11" x 12' 9" (3.94m x 3.89m) A well proportioned reception space with a UPVC double glazed bay window to the front aspect, gas fireplace with surround and glass panel door.

KITCHEN/DINER

10' 7" x 19' 5" (3.23m x 5.92m) Fitted with a range of base units and worktops, 1½ sink with hot/cold mixer tap, UPVC windows to both the side and rear aspects, under stairs storage cupboard housing the wall mounted boiler and fuse board, Lino flooring flows through to the dining space. Additional features include an electric hob with extractor over, built-in eye-level oven and space for a washing machine.

DINING AREA

Bright and functional space with UPVC double French doors leading to the rear garden and UPVC window to the rear aspect.

WC

With window to the side aspect, WC, sink, and Lino flooring.

FIRST FLOOR LANDING

With UPVC double glazed window to the side aspect, access to three double bedrooms and bathroom and access to the loft void.

BEDROOM 1

13' x 9' 6" (3.96m x 2.9m) A front facing double bedroom with UPVC window to the front aspect, built-in wardrobe storage, radiator and glass panel door.

BEDROOM 2

10' 7" x 9' 7" (3.23m x 2.92m) A further double bedroom to the rear of the property with radiator, storage cupboard housing the hot water cylinder, and glass panel door.

BEDROOM 3

9' 9" x 7' 4" (2.97m x 2.24m) With UPVC window to the side aspect, radiator and glass panel door.

BATHROOM

With a four piece suite comprising of pedestal sink, bath, WC, shower tray with electric shower, Lino flooring, extractor, frosted UPVC window to the rear aspect, tiled wall splashbacks and radiator.





OUTSIDE

To the front there is a gravelled area with half brick borders and gated secure access to the side and rear garden. A separate side area is block paved with brick borders, mature bushes and shrubs and further gated access to the rear garden. The rear garden is mainly laid to lawn with block paved areas, greenhouse, and multiple sheds with electricity and lighting. To the bottom of the plot sits a garage with electric up-and-over door and off-road parking.

GARAGE 8' 4" x 17' 1" (2.54m x 5.21m)

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 Specified Valuers. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – HOW EASY IS IT TO REFER YOU?

Solicitors & Estate Agents, Ringrose Law LLP, Burton & Co, Taylor Rose, 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 the eConveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CW&J, Walter and Calum Lyman will be able to provide information and services they offer relating to surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Clawsons 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 HomeBuyer 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.

NO FEE

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 no guarantee 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.

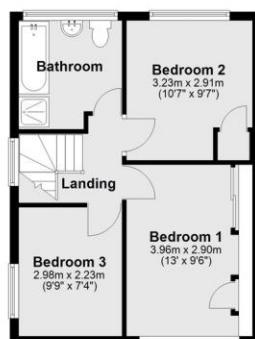
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor



First Floor



Total area: approx. 104.3 sq. metres (1123.0 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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.