



8 Beverley Grove

North Hykeham, Lincoln, LN6 8JJ



Book a Viewing!

£250,000

Situated in the popular area of North Hykeham, within convenient and close proximity of The Forum Shopping Centre, a Three Bedroom Detached Bungalow with well presented living accommodation comprising of Porch, Hall, Lounge, Kitchen/Diner, Three Bedrooms and modern four piece Bathroom. Outside there is an established front garden, driveway for multiple vehicles, single garage and a pleasant enclosed rear garden. Viewing is highly recommended. NO CHAIN.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

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

PORCH

With tiled flooring.

HALL

With loft access point and radiator.

LOUNGE

14' 1" x 11' 11" (4.30m x 3.64m) With double glazed window to the rear aspect, gas fire and radiator.

KITCHEN DINER

15' 3" x 10' 4" (4.66m x 3.15m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, spaces for cooker, fridge and washing machine, part tiled walls, radiator, storage cupboard housing the gas fired central heating boiler, double glazed window to the rear aspect and door to the garden.

PANTRY

With double glazed window to the rear aspect and storage shelving.

BEDROOM 1

12' 0" x 11' 11" (3.66m x 3.64m) With double glazed window to the front aspect and radiator.

BEDROOM 2

13' 5" x 11' 0" (4.10m x 3.37m) With double glazed window to the front aspect and radiator.

BEDROOM 3

11' 10" x 6' 4" (3.63m x 1.94m) With double glazed window to the side aspect and radiator.

BATHROOM

Fitted with a four piece suite comprising of shower cubicle, shortened bath, close coupled WC, wash hand basin in a vanity style unit, tiled walls and flooring, chrome towel radiator and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a lawned garden with established shrubs and a driveway providing off street parking for multiple vehicles and access to the garage. The detached single garage is set behind gates with up-and-over door to the front and window to the side. To the rear there is an enclosed garden laid mainly to lawn with a patio seating area and mature shrubs.





WEBSITE

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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 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.

CWHL, J Walker 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.

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 Surveyor 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:

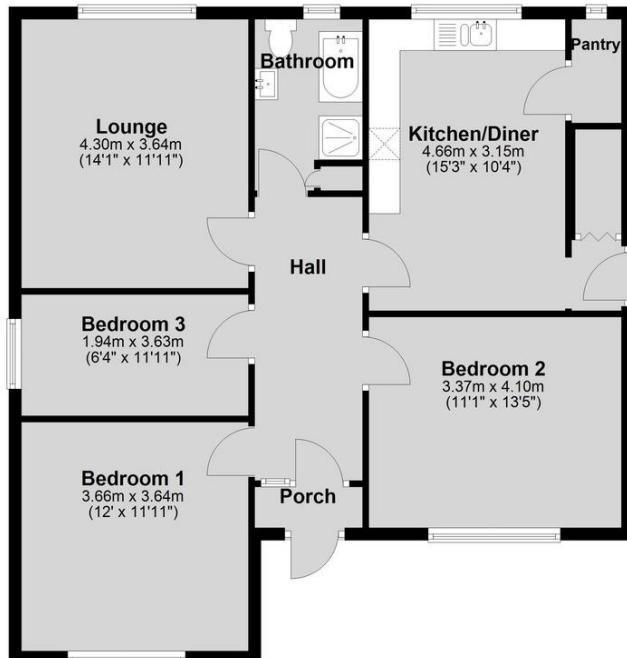
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 85.1 sq. metres (915.7 sq. feet)



Total area: approx. 85.1 sq. metres (915.7 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.



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