



14 Bowthorpe Close

South Hykeham, Lincoln, LN6 9GP



Book a Viewing!

£250,000

A well-presented modern three bedroom bay fronted semi detached house, pleasantly situated on a popular modern development within South Hykeham. The property offers well-planned internal accommodation comprising of an entrance hallway, lounge and a modern kitchen diner with a ground floor WC. To the first floor there are three bedrooms and a contemporary family bathroom. Externally, the property benefits from a front garden, a block paved driveway providing off road parking and an enclosed rear garden.



SERVICES

All mains services available. Gas central heating.

EPC RATING — B.

COUNCIL TAX BAND — B.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

South Hykeham is a well-established and highly regarded village situated to the south of the historic Cathedral City of Lincoln, popular with families and professionals alike. The village offers a strong range of everyday amenities including local shops, public houses, takeaways, a Co-op food store and well-regarded primary schooling, with further education options available nearby and within Lincoln. Excellent transport links include Hykeham railway station with regular services to Lincoln, Newark and Nottingham, along with easy access to the A46, A1 and wider motorway network.



ACCOMMODATION

INNER HALLWAY

With UPVC entrance door to the front elevation, radiator, stairs rising to the first floor and doors leading to the lounge.

LOUNGE

13' 10" x 11' 10" (4.24m x 3.61m) With UPVC bay window to the front elevation, radiator, useful under stairs cupboard and door leading through to the kitchen diner.

KITCHEN/DINER

15' 9" x 11' 10" (4.82m x 3.61m) With UPVC window and double doors opening to the rear garden and fitted with a range of modern wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob with extractor hood above, integrated dishwasher and spaces for a fridge freezer and dining table, radiator and door to the WC.

WC

Fitted with WC and hand wash basin, radiator and part tiled walls.

LANDING

Access to the loft space with over stairs airing cupboard and doors leading to all bedrooms and bathroom.



BEDROOM 1

12' 2" x 8' 6" (3.73m x 2.60m) With UPVC window to the rear elevation, radiator and fitted wardrobes.

BEDROOM 2

12' 7" x 8' 6" (3.86m x 2.60m) With UPVC window to the front elevation and radiator.

BEDROOM 3

8' 9" x 5' 8" (2.68m x 1.73m) With UPVC window to the front elevation and radiator.



BATHROOM

7' 0" x 5' 10" (2.15m x 1.78m) With UPVC window to the rear elevation, tiled walls and a modern suite comprising of a panelled bath with shower over, WC and wash hand basin, radiator, extractor fan and down lighters.

OUTSIDE

To the front there is a lawned garden with a pathway leading to the front door, a block paved driveway to the side providing off road parking and an enclosed garden, ideal for outdoor entertaining to the rear.



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 & 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.

CWH, J Walter and Calum 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

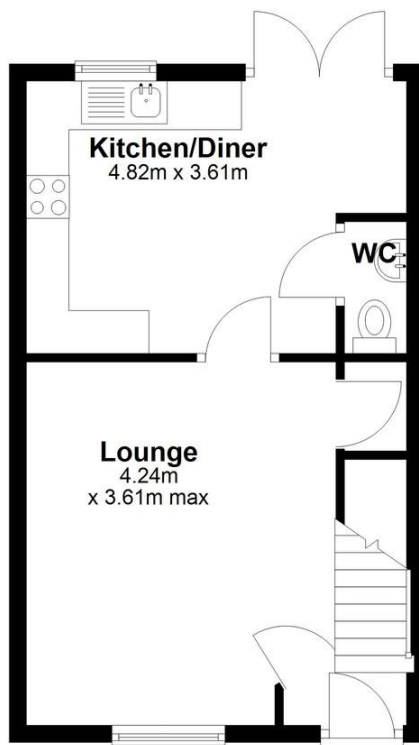
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

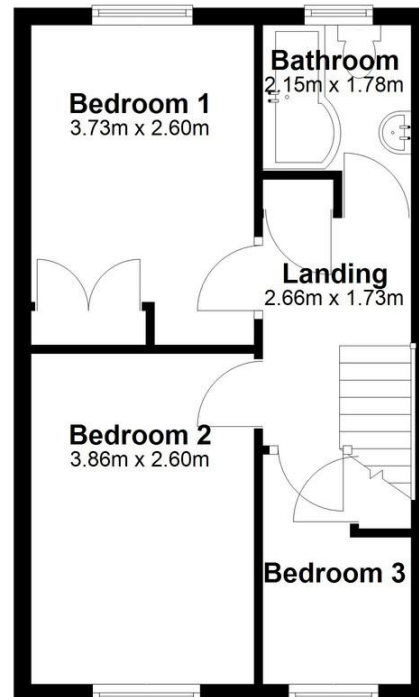
Ground Floor

Approx. 34.0 sq. metres



First Floor

Approx. 34.2 sq. metres



Total area: approx. 68.3 sq. metres

For Illustration Purposes Only
Plan produced using PlanUp.

14 Bowthorpe

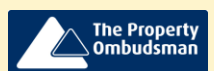
29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

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 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.



www.mundys.net