



6 St. Benedicts Close

North Hykeham, Lincoln, LN6 8QQ



Book a Viewing!

£245,000

Situated at the end of a quiet cul-de-sac, conveniently close to the heart of North Hykeham, this spacious four bedroom family home offers versatile and well proportioned accommodation throughout. The living accommodation comprises an Entrance Hall, Lounge, Dining Room, Sitting Room, Conservatory and Kitchen, providing flexible living space ideal for modern family life. There are four double Bedrooms and a family Shower Room. Externally, the property benefits from a front garden, a long block paved driveway providing ample off road parking, a single detached garage and a private rear garden. Viewing is highly recommended to fully appreciate the size and layout of this family home. NO ONWARD CHAIN.





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

HALL

With staircase to the first floor, airing cupboard and radiator.

LOUNGE

15' 10" x 11' 10" (4.83m x 3.63m) With fireplace, double glazed window to the front aspect and radiator.

DINING ROOM

11' 5" x 7' 11" (3.50m x 2.42m) With double glazed windows to the front, side and rear aspects, laminate flooring and wall lights.

KITCHEN

10' 10" x 10' 2" (3.32m x 3.11m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, two gas ovens, gas hob with extractor fan over, spaces for fridge freezer and washing machine, wall mounted gas fired central heating boiler, tiled flooring and splashbacks, double glazed windows to the front and side aspects and door to the side.

SITTING AREA

8' 9" x 6' 5" (2.69m x 1.97m) Formerly a bedroom, a versatile space which could make an ideal sitting room, study or hobbies room, with double doors to the conservatory and radiator.

CONSERVATORY

9' 11" x 9' 10" (3.03m x 3.00m) With double glazed French doors to the garden, tiled flooring and ceiling fan.



BEDROOM 1

11' 10" x 10' 11" (3.63m x 3.33m) With a range of fitted bedroom furniture including wardrobes, dressing table and bedside tables, double glazed window to the rear aspect and radiator.

BEDROOM 2

12' 0" x 8' 10" (3.66m x 2.70m) With double glazed window to the rear aspect and radiator.



SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled walls and flooring, radiator and double glazed window to the side aspect.



FIRST FLOOR LANDING

BEDROOM 3

11' 11" x 6' 9" (3.64m x 2.08m) With fitted wardrobes, double glazed window to the rear aspect and radiator.

BEDROOM 4

12' 0" x 7' 11" (3.66m x 2.42m) With fitted wardrobe, double glazed window to the rear aspect, radiator and door providing access to the boarded loft space.



OUTSIDE

The property sits on a pleasant plot at the end of a cul de sac. To the front is a lawned garden with flowerbeds behind low level wall. There is a block paved driveway to the side providing ample off street parking and giving access to the single garage. The garage has an up and over door to the front, light and power. To the rear of the property is a lawned garden with block paved seating area, flowerbeds and garden shed.

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 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

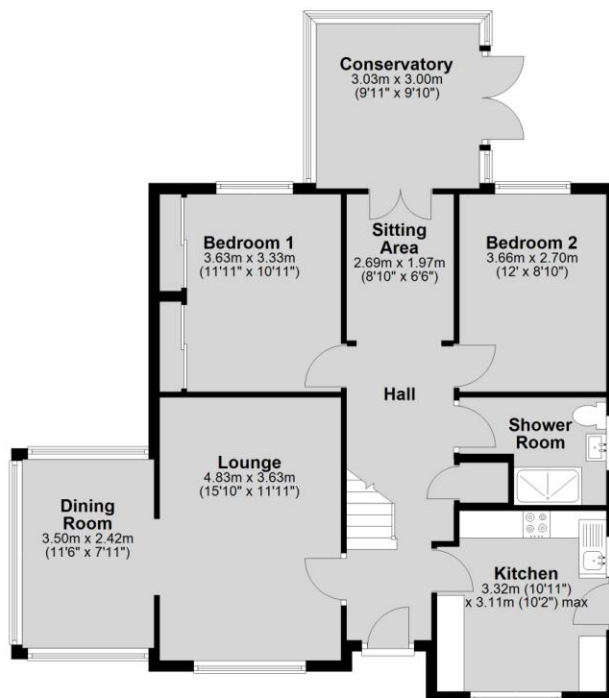
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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

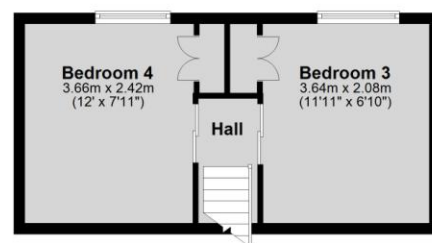
Approx. 92.0 sq. metres (990.6 sq. feet)



Total area: approx. 113.1 sq. metres (1216.9 sq. feet)

First Floor

Approx. 21.0 sq. metres (226.3 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 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.



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