



26 Bakewell Mews

North Hykeham, Lincoln, LN6 8TU

£289,950

A well-presented Detached Family Home, situated within the popular residential area of North Hykeham, just off Lincoln Road. The internal accommodation briefly comprises of; Entrance Hall, spacious Lounge Diner, Sitting Room, Conservatory, Fitted Kitchen, First Floor Landing leading to Three Double Bedrooms, En-Suite and Family Bathroom. Outside, there is an extensive block-paved driveway providing off-road parking for numerous vehicles and a well-maintained and presented rear garden with seating areas. The property further benefits from gas central heating and uPVC double glazing and viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – To be confirmed.

LOCAL AUTHORITY - North Kesteven District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln south along the High Street, at the mini-roundabout proceed straight across onto Newark Road and continue along. At the Brant Road traffic lights proceed straight across and continue along Newark Road, then immediately turn left onto Hykeham Road. Continue along for sometime and the road eventually turns into Lincoln Road, North Hykeham. Bakewell Mews can eventually be located on the right hand side.



LOCATION

Located in the sought after area of North Hykeham, close to a wide range of local amenities and the popular North Kesteven School and Sir Robert Patterson Academy. There is easy access to the Lincoln City Centre and to the A46 Bypass for the A1 Motorway and the Mainline Railway. The property is within close proximity to a local shopping precinct, Doctors Surgery, ASDA superstore and public houses. There is also local primary schooling available.

ENTRANCE HALL

With main entrance door, radiator, coving to ceiling and uPVC window to side elevation.

LOUNGE/DINER

20' 6" x 12' 7" (6.25m x 3.84m) With double glazed sliding doors to Conservatory, uPVC French/Patio doors to the rear garden, feature wall radiator, 'Living' flame gas fire and surround, coving to ceiling, under-stairs storage area and stairs rising to first floor.

SITTING ROOM

16' 3" x 7' 7" (4.95m x 2.31m) With uPVC window to front elevation, radiator, wood-effect flooring, coving to ceiling and fitted cupboard.

CONSERVATORY

9' 7" x 8' 8" (2.92m x 2.64m) Max measurements to window frame With uPVC windows, uPVC side entrance door and an automatic roof vent.

KITCHEN

9' 11" x 8' 8" (3.02m x 2.64m) Fitted with a range of base and wall cupboards, drawers and work surfaces, granite worktops, Belfast sink, fitted oven and hob with extractor hood, integral fridge and dishwasher, plumbing for washing machine, part-tiled surround and uPVC window to front elevation.

FIRST FLOOR LANDING

With uPVC window to side elevation, airing cupboard and radiator.

BEDROOM ONE

10' 11" x 8' 5" (3.33m x 2.57m) With uPVC window to rear elevation, single radiator and fitted wardrobes.

EN-SUITE

With suite to comprise of; fitted shower cubicle, WC, wash hand basin and fitted vanity unit, tiled walls, inset spotlights, towel radiator and uPVC window to rear elevation.

BEDROOM TWO

10' 3" x 9' 11" max narrowing to 8' 6" (3.12m x 2.59m) With uPVC window to front elevation and radiator.

BEDROOM THREE

10' 2" x 10' 4 max narrowing to 8' 7" min (3.1m x 2.62m) With uPVC window to front elevation and radiator.





BATHROOM

6' 5" x 5' 9" (1.96m x 1.75 m) With bath and shower over and shower attachment, WC, wash hand basin with fitted vanity cupboard, part-tiled surround, single radiator and uPVC window to rear elevation.

OUTSIDE

There is an extensive block-paved driveway providing off-road parking for numerous vehicles and an electric car charging point. There is side gated access leading to the well-maintained and well-presented rear garden with patio/seating areas, shed and wide variety of mature flowers, shrubs and trees and outside power point.

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 and Co, Bridge McFarland 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 and J Walter 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.

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.

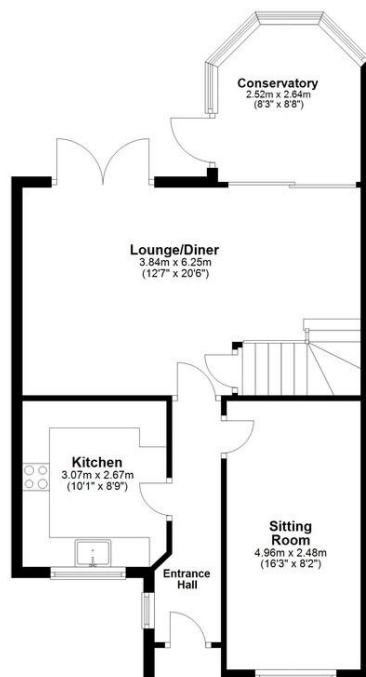
GENERAL

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:

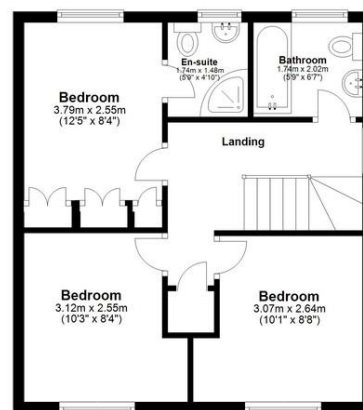
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.



Ground Floor



First Floor



For illustration purposes only.
Plan produced using PlanUp.

26 Bakewell Mews, North Hykeham

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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.

