



7 Hambleton Avenue

North Hykeham, Lincoln, LN6 9TU



Book a Viewing!

£235,000

Situated in the ever popular residential area of North Hykeham, to the south of the historic Cathedral City of Lincoln, this modern and deceptively spacious four bedroom, Three Storey Townhouse offers flexible family living across three well planned floors. Beautifully presented throughout, the accommodation comprises an inviting Entrance Hall, Cloakroom/WC, contemporary Kitchen/Diner and a generous Lounge with access to the rear garden. To the First Floor are two well proportioned Bedrooms, a versatile Study ideal for home working, and a modern Family Bathroom. The Second Floor offers two further Double Bedrooms and a stylish Shower Room. Outside, the property benefits from a block paved driveway providing off-street parking for multiple vehicles, together with a fully enclosed rear garden offering an ideal space for outdoor entertaining and family enjoyment. Offering spacious and versatile accommodation in a highly sought after location, close to excellent local amenities, schooling and transport links, this superb home is sure to appeal to a wide range of buyers. Early viewing is highly recommended. NO CHAIN.





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, under stairs storage cupboard, laminate flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wall hung wash hand basin, radiator, and tiled splashbacks and flooring.

KITCHEN/DINER

14' 6" x 8' 5" (4.44m x 2.57m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, electric oven, gas hob, spaces for fridge freezer, washing machine and dishwasher, tiled splashbacks, laminate flooring, wall mounted gas fired central heating boiler, double glazed window to the front aspect and radiator.



LOUNGE

15' 5" x 13' 3" (4.72m x 4.04m) With double glazed French doors to the rear garden, double glazed window to the rear aspect and two radiators.

FIRST FLOOR LANDING

With staircase to the second floor and radiator.

BEDROOM 1

13' 3" x 15' 6" (4.05m x 4.74m) With two double glazed windows with field views to the rear aspect and radiator.

BEDROOM 2

10' 4" x 8' 7" (3.15m x 2.62m) With double glazed window to the front aspect and radiator.

STUDY

6' 5" x 4' 7" (1.98m x 1.41m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, chrome towel radiator, tiled flooring and part tiled walls.

BEDROOM 3

15' 5" x 13' 3" (4.71m x 4.04m) With two double glazed windows with field views to the rear aspect, spotlights and radiator.

BEDROOM 4

15' 6 (max)" x 11' 0" (4.72m x 3.37m) With two double glazed windows to the front aspect and radiator.

SHOWER ROOM

Fitted with three piece suite comprising of walk-in shower cubicle, wash hand basin in a vanity style unit and close coupled WC, chrome towel radiator, tiled flooring and walls.

OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking for multiple vehicles. To the rear of the property there is an enclosed garden laid mainly to lawn with a patio seating area, mature shrubs and garden shed.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND — D.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here - [Mobile Checker](#)





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

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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

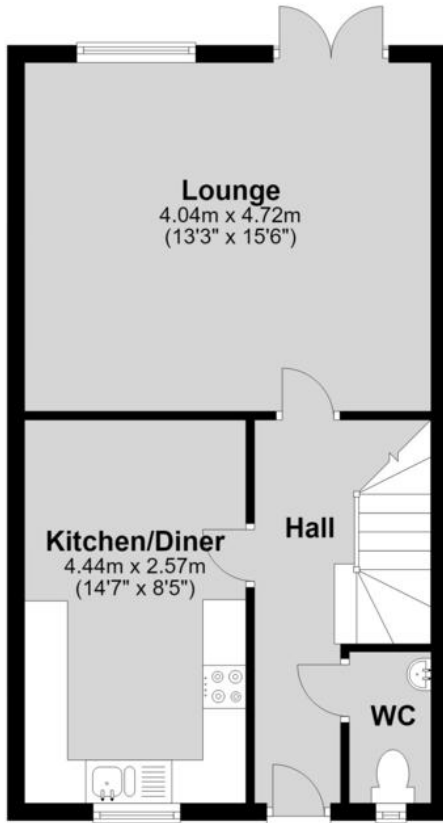
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (lessors) for whom they act as Agents given notice that:

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 whatsoever in relation to this property.
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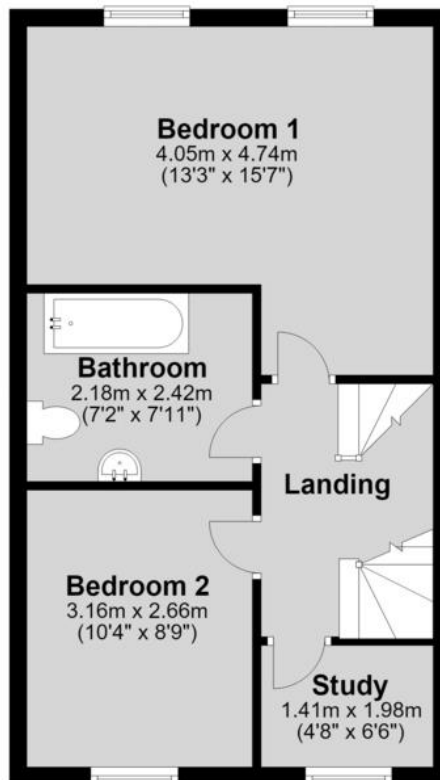
Ground Floor

Approx. 40.5 sq. metres (435.9 sq. feet)



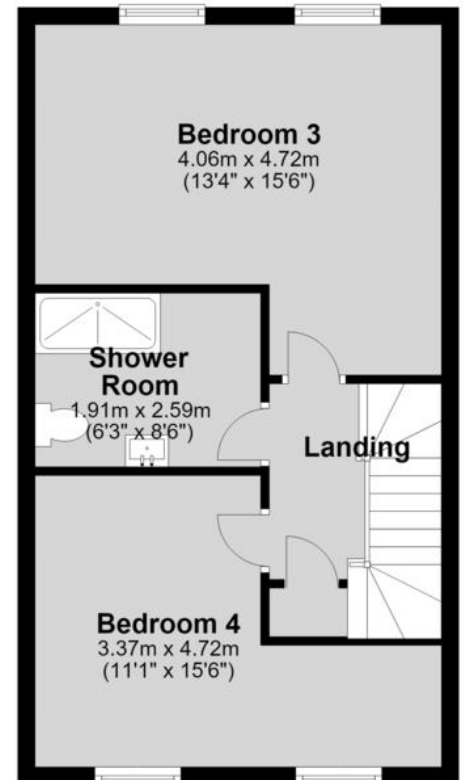
First Floor

Approx. 40.5 sq. metres (436.2 sq. feet)



Second Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



Total area: approx. 120.9 sq. metres (1301.3 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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