



31 Vespasian Way

North Hykeham, Lincoln, LN6 9ZZ



Book a Viewing!

Offers Over £325,000

Tucked away in an enviably discreet position on the ever popular Manor Farm development in North Hykeham, this immaculate Four Bedroom Detached Family Home offers beautifully presented accommodation throughout. The ground floor features a welcoming Entrance Hall, a spacious Lounge, an impressive Kitchen/Diner, a useful Utility Room and a Cloakroom/WC. Upstairs, the First Floor Landing leads to Four Double Bedrooms, including a Master with En-suite Shower Room, along with a modern Family Bathroom. Occupying a fantastic position near the end of a private driveway, the property boasts attractive front and rear gardens, a driveway providing ample parking for multiple vehicles and a single garage. Viewing is strongly recommended to fully appreciate both the quality of the accommodation and the superb location in which it sits.





SERVICES

All mains services available. Gas central heating.

Note: Amtico flooring has a 25 year warranty.

EPC RATING — to follow.

COUNCIL TAX BAND — D.

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

ENTRANCE HALL

With staircase to the first floor, understairs storage cupboard, Amtico flooring and radiator.

LOUNGE

16' 0" x 10' 9" (4.88m x 3.30m) With double glazed bay window to the front aspect and radiator.

KITCHEN/DINER

17' 1" x 15' 3" (5.23m x 4.65m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, integrated dishwasher, electric oven, gas hob, space for fridge freezer, Amtico flooring, radiator, double glazed window to the rear aspect and double glazed bay with French doors to the rear garden.

UTILITY ROOM

Fitted with base units with work surfaces over, space for washing machine, Amtico flooring, radiator and door to the rear garden.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, Amtico flooring, radiator and double glazed window to the side aspect.

FIRST FLOOR LANDING

With airing cupboard and radiator.

BEDROOM 1

13' 9" (max)" x 13' 3" (max)" (4.19m x 4.04m) With double glazed window to the front aspect and radiator.

EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC, pedestal wash hand basin, Amtico tile effect flooring and splashbacks, radiator and double glazed window to the front aspect.

BEDROOM 2

12' 11" x 8' 11" (3.95m x 2.74m) With double glazed bay window to the front aspect and radiator.

BEDROOM 3

11' 3" x 9' 10" (3.44m x 3.00m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

9' 7" x 9' 5" (2.93m x 2.88m) With double glazed window to the rear aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower attachment, close coupled WC, pedestal wash hand basin, Amtico tile effect flooring and splashbacks, radiator and double glazed window to the rear aspect.





OUTSIDE

The property sits in a tucked away position in a private cul de sac. To the front of the property there is a lawned garden with mature shrubs inset. There is a spacious driveway providing off street parking for multiple vehicles and access to the garage. The single garage has up-and-over door to the front, light and power. To the rear of the property there is an established enclosed garden laid mainly to lawn with patio seating area, mature shrubs, 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 – HOW WE MAY REFER YOU TO

Sills & Butteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gimson 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. Water 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

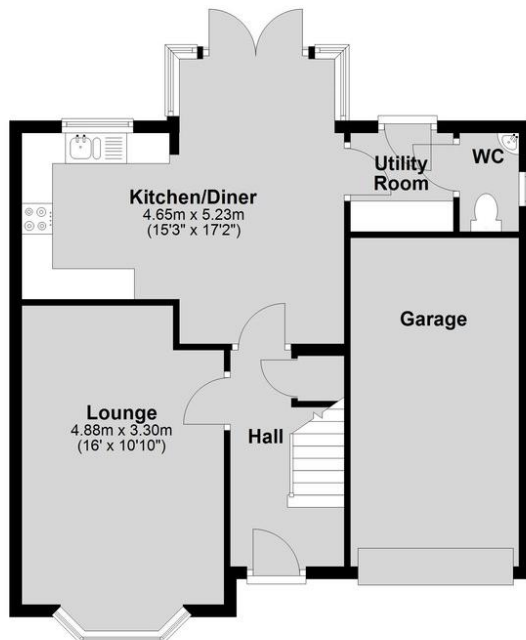
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (lessors) for whom they act as Agents given notice that:

1. These 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.
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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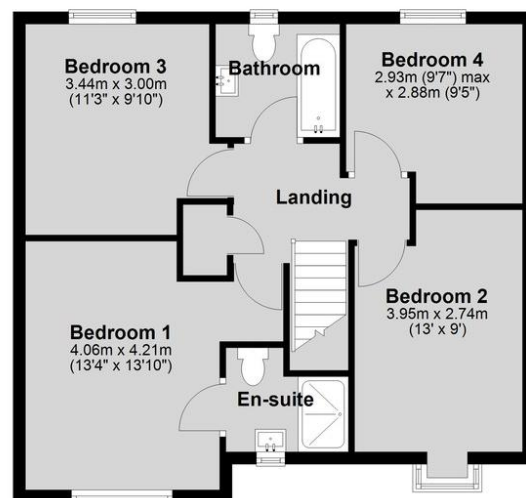
Ground Floor

Approx. 60.3 sq. metres (648.8 sq. feet)



First Floor

Approx. 58.9 sq. metres (633.7 sq. feet)



Total area: approx. 119.2 sq. metres (1282.6 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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