

10 St. Aidens Road

North Hykeham, Lincoln LN6 8QF

Book a Viewing!

£225,000

Two Bedroom Detached Bungalow occupying a generous corner plot and offered for sale with No Onward Chain. Recently redecorated both internally and externally, the property is ready for immediate occupation and offers spacious accommodation throughout. With a spacious kitchen/diner, extensive parking and low maintenance gardens, the bungalow is perfectly suited to a wide range of purchasers.

The accommodation comprises of an Entrance Hall, Lounge, Kitchen/Diner, Two Double Bedrooms, Bathroom and gardens to the front and rear with off-road parking.





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LOCATION

St Aidens Road occupies a convenient position within the heart of North Hykeham, just a short walk from Newark Road and a wide range of everyday amenities. The property is ideally placed for access to ASDA Superstore, Spar, local public houses, cafés and a variety of shops, making day-to-day living particularly convenient.

The area is popular with families and downsizers alike, benefitting from nearby green spaces including St Aidens Park. Schooling is well catered for, with Ling Moor Primary Academy within easy reach, together with both North Kesteven Academy and Sir Robert Pattinson Academy, which are within walking distance of the property.

North Hykeham continues to be one of the area's most sought-after locations due to its excellent transport links, comprehensive range of amenities and straightforward access into Lincoln city centre and the A46 bypass.

ACCOMMODATION

ENTRANCE HALL

With tiled flooring, radiator with access to all rooms and flows directly into the kitchen/diner.

LOUNGE

16' 7" x 11' 4" (5.05m x 3.45m) With UPVC windows to both the front and side aspects and radiator.









KITCHEN/DINER
13' 4" x 12' 5" (4.06m x 3.78m) Fitted with a range of wall and base units, work surfaces over, 1½ bowl stainless steel sink with mixer tap, electric hob with extractor over, electric oven, space and plumbing for a washing machine, space for a fridge/freezer and a modern wall mounted Worcester gas combination boiler, ample room for a family dining table, tiled flooring, tiled splashbacks, radiator and dual aspect UPVC windows, frosted UPVC door provides direct access to the rear garden.

BEDROOM 1
11' 4" x 10' 6" (3.45m x 3.2m) With UPVC window to the front aspect and radiator.

BEDROOM 2
12' 5" x 10' 6 max" (3.78m x 3.2m) A second double bedroom, UPVC window to the rear aspect and radiator.

BATHROOM
A spacious four piece suite comprising bath, separate shower cubicle with mains shower, WC and wash hand basin, tiled flooring, tiled splashbacks, spotlights, extractor fan, heated towel radiator and frosted UPVC window to the rear aspect.

OUTSIDE
Occupying a generous corner plot, the property enjoys gardens to both the front and rear. To the front there is a low maintenance gravelled garden enclosed by picket fencing, together with block-paved pathways, outside lighting and off-road parking for multiple vehicles.
The enclosed rear garden is designed for ease of maintenance and incorporates a lawned area, paved patio and space for outdoor seating and garden storage. Access is available down both sides of the property, creating a practical and versatile outdoor space ideal for relaxing and entertaining.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

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



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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.

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Ground Floor

Approx. 66.1 sq. metres (711.8 sq. feet)



Total area: approx. 66.1 sq. metres (711.8 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

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