



18 Ascot Way

North Hykeham, Lincoln, LN6 9NU



Book a Viewing!

£425,000

A detached four-bedroom family home positioned in this popular location within North Hykeham. The property offers well-presented accommodation comprising Reception Hallway, bay-fronted Lounge, Dining Area, fitted Kitchen, Utility Room, Ground Floor WC and stairs rising to the First Floor Landing providing access to four well-appointed Bedrooms, En-suite Shower Room to Bedroom one and a Family Bathroom. The property benefits from an Integral Double Garage and good sized gardens to both the front and rear, with the rear garden backing onto woodland. There is also a section of woodland available for further purchase to the rear of the property, please contact Mundys for further details.



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.

RECEPTION HALLWAY

With uPVC door to the front elevation, doors leading into the lounge, dining area, WC and kitchen and stairs rising to the first floor.

LOUNGE

16' 7" x 13' 1" (5.06m x 4.01m) With uPVC walk-in bay window to the front elevation, log burner with tiled hearth and feature surround, double doors leading into the dining area and radiator.

DINING ROOM

9' 1" x 13' 1" (2.79m x 4.01m) With uPVC double doors and windows overlooking the rear garden.

GROUND FLOOR WC

Fitted with WC, wash hand basin and radiator.



KITCHEN

11' 8" x 11' 1" (3.58m x 3.40m) With uPVC window overlooking the rear garden and fitted with a range of base units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated electric oven, four-ring electric hob with extractor above, spaces for fridge and dishwasher, wall-mounted cupboards and radiator.

UTILITY ROOM

8' 7" x 7' 4" (2.62m x 2.26m) With uPVC door to the side elevation, uPVC window to the rear elevation, wall-mounted gas boiler and fitted base units with work surfaces over, stainless steel sink and drainer with mixer tap, spaces for automatic washing machine and fridge/freezer, radiator, a door leading into the garage and a further door leading to the garden.



FIRST FLOOR LANDING

With window to the front elevation, airing cupboard, access to the roof void and doors leading to four bedrooms and bathroom.

BEDROOM 1

11' 0" x 13' 1" (3.37m x 4.01m) With uPVC window to the front elevation, radiator, fitted wardrobes and door leading into the en-suite shower room.

EN-SUITE

With uPVC window to the side elevation and suite comprising shower, WC and wash hand basin, radiator and extractor fan.

BEDROOM 2

9' 3" x 12' 4" (2.82m x 3.76m) With uPVC window to the rear elevation, radiator and walk-in cupboard.

BEDROOM 3

9' 6" x 8' 6" (2.92m x 2.61m) With uPVC window to the rear elevation, radiator and built-in wardrobe.

BEDROOM 4

9' 4" x 8' 6" (2.87m x 2.61m) With uPVC window to the rear elevation, radiator and built-in wardrobe.

BATHROOM

6' 2" x 7' 8" (1.88m x 2.36m) With uPVC window to the rear elevation, suite comprising bath with shower attachment, WC and wash hand basin and a radiator.



GARAGE

17' 8" x 7' 4" (5.41m x 2.26m) With electric roller door to the front, power and lighting.

GARAGE

15' 1" x 8' 5" (4.60m x 2.57m) With electric roller door to the front, power and lighting.

OUTSIDE

To the front of the property there is a block-paved driveway, decorative gravel beds and lawned garden. The rear garden provides paved seating areas, mature shrubs and trees and flowerbeds, with the garden backing onto woodland.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – D (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 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.
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Total area: approx. 150.3 sq. metres (1617.3 sq. feet)
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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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