



12 Middle Street

North Hykeham, Lincoln, LN6 9QX



Book a Viewing!

Offers in Region of £200,000

A spacious Three Bedroom End Terrace Property situated in the ever popular area of North Hykeham. Offered for sale with no onward chain, the property provides generous accommodation throughout and superb potential for modernisation, making it an ideal opportunity for buyers looking to add value and create a home tailored to their own taste. With an attached garage, enclosed rear garden and well proportioned rooms, this is a property that combines space, practicality and future potential in a highly sought after location.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

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 PORCH

Accessed via a UPVC double glazed entrance door with matching side windows to the front aspect, allowing natural light into the space and finished with laminate flooring and the porch provides a useful buffer before entering the main living accommodation.

LOUNGE

12' 8" x 16' 11" (3.86m x 5.16m) A spacious reception room positioned to the front aspect, featuring a UPVC double glazed window and radiator. A fireplace creates a focal point within the room and stairs rise to the first floor from this space.



DINING ROOM

10' 5" x 8' 6" (3.18m x 2.59m) Flowing directly from the lounge, the dining room offers generous proportions with a UPVC double glazed window overlooking the rear garden. There is ample space for dining furniture, a radiator, and direct access through to the kitchen.

KITCHEN

10' 8" x 8' 0" (3.25m x 2.44m) Accessed via a glazed internal door from the dining room, the kitchen is fitted with a range of wall and base units complemented by tiled splashbacks, tiled flooring, spaces for a fridge, freezer and cooker, with an extractor over, spotlights and a wall mounted combi boiler. A UPVC double glazed window overlooks the rear garden and a further UPVC door provides direct external access.



FIRST FLOOR LANDING

Providing access to three bedrooms, bathroom, a storage cupboard and the loft void.

BEDROOM 1

13' 4" x 9' 11" (4.06m x 3.02m) A spacious front facing double bedroom with a UPVC double glazed window and radiator. The room benefits from built-in sliding door wardrobe storage.

BEDROOM 2

11' 1" x 9' 11" (3.38m x 3.02m) A second well proportioned double bedroom with a UPVC double glazed window to the rear aspect and built-in wardrobe storage.

BEDROOM 3

9' 7" x 6' 8" (2.92m x 2.03m) A flexible third bedroom ideal for use as a home office, dressing room or nursery, featuring a UPVC double glazed window to the front aspect, radiator and useful over stairs storage cupboard.



BATHROOM

Fitted with a three piece suite comprising of a WC, wash hand basin set within a vanity storage unit, a shower enclosure and mains shower. The room includes an extractor fan, frosted UPVC window to the rear aspect and an upright chrome radiator.



GARAGE 15' 9" x 8' 4" (4.8m x 2.54m)

OUTSIDE

To the front of the property, the garden is mainly laid to lawn with a block paved pathway leading to the entrance. To the rear there is a secure garden predominantly laid to patio slabs with areas of gravel and mature borders. There is direct side access leading to a shared driveway and a single garage, adding further practicality to the home.

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 & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co 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, J Walter and Callum 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.

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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 roughly 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 detail is 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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

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Ground Floor

First Floor



Total area: approx. 89.9 sq. metres (967.7 sq. feet)

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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