



**23 Ferrous Way, North Hykeham,
Lincoln, LN6 9ZN**



Book a Viewing!

£320,000

A beautifully presented and thoughtfully updated four bedroom detached family home, offering generous and versatile living space throughout. Finished to a high standard, the property benefits from a bespoke modern kitchen, upgraded flooring and a recently landscaped rear garden, creating a superb turn-key home ideal for modern family living. Positioned in an excellent setting, the property enjoys an open front aspect overlooking the Millennium Lakes, an attractive green space with scenic walk, whilst also being conveniently located close to Hykeham Railway Station, making it ideal for commuters. The accommodation comprises of an entrance hallway, lounge, snug, open plan kitchen diner, utility room and downstairs WC. To the first floor there are four bedrooms, with the principal bedroom benefitting from an en-suite, alongside a family bathroom. Externally the property benefits from a single garage and a landscaped garden to the rear. Viewing of this property is highly recommended.



23 Ferrous Way, North Hykeham, Lincoln, LN6 9ZN



SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

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

Accessed via a UPVC frosted glass front door with laminate flooring flowing throughout the ground floor, radiator and stairs rising to the first floor and access to all principal rooms.

LOUNGE

13' 3" x 10' 9" (4.04m x 3.28m) With UPVC double glazed window to the front aspect enjoying views towards the open green space with radiator and feature electric fire with mantle surround.

SNUG

10' 9" x 9' 10" (3.28m x 3m) An additional reception room offering flexibility as a sitting room, playroom or home office with UPVC double glazed window and radiator.



KITCHEN/DINER

20' 5" x 9' 6" (6.22m x 2.9m) Fitted with a bespoke range of wall and base units with soft-close cupboards and drawers, induction hob, electric oven with extractor over, integrated dishwasher, space for fridge freezer, stainless steel sink with mixer tap and drainer positioned beneath a UPVC window overlooking the rear garden, ample room for a family dining table, breakfast bar seating, laminate flooring throughout and double UPVC French doors opening onto the rear garden.

UTILITY ROOM

Fitted with additional wall and base units, worktop space, plumbing for washing machine and dryer, wall-mounted gas combi boiler and a frosted UPVC door providing access to the rear garden.



WC

With WC and wash hand basin, tiled splashback, radiator and frosted UPVC window to the side aspect.

FIRST FLOOR LANDING

Spacious landing with built-in storage cupboard, UPVC window to the side aspect, access to loft and all four bedrooms and family bathroom.

BEDROOM 1

11' 4" x 10' 11" (3.45m x 3.33m) With UPVC window overlooking the rear garden, fitted sliding wardrobes, radiator and access to en-suite.



EN-SUITE

Fitted with a three piece suite comprising of shower cubicle with tiled splashback, WC and wash hand basin with vanity storage, laminate flooring, chrome heated towel rail, wall-mounted storage, extractor and frosted UPVC window.

BEDROOM 2

11' 6" x 10' 11 max" (3.51m x 3.33m) With UPVC double glazed window, fitted sliding wardrobes and radiator.



BEDROOM 3

9' 10" x 9' (3m x 2.74m) With UPVC double glazed window to the front aspect and radiator.

BEDROOM 4

8' 3" x 7' 10" (2.51m x 2.39 m) A versatile fourth bedroom, currently used as a guest room, suitable for a home office or nursery with UPVC double glazed window and radiator.

FAMILY BATHROOM

Fitted with a three piece suite comprising bath with mains shower over, WC and wash hand basin with storage unit, tiled splashbacks, chrome heated towel rail, lino flooring and frosted UPVC window to the rear aspect.

OUTSIDE

To the front, the property benefits from a low maintenance gravelled garden and a pathway leading to the front door, enjoying an open, non-overlooked position facing the Millennium Lakes. The rear garden has been recently landscaped and is mainly laid to lawn complemented by a sandstone patio seating area, gravel borders, raised beds and mature shrubs, creating an ideal space for outdoor dining and entertaining. There is access to the garage with an additional side gate.

GARAGE

17' 2" x 9' (5.23m x 2.74m) Conveniently positioned to the rear of the property, fitted with a manual up and over door. There is also a pedestrian door providing direct access to the rear garden. To the front of the garage there is an allocated parking space.



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 and Gilton 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 £250 per sale and £150 per purchase from them.

CWH and J Water 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 550086 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 these 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 themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline of 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 (whether 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 3AS.





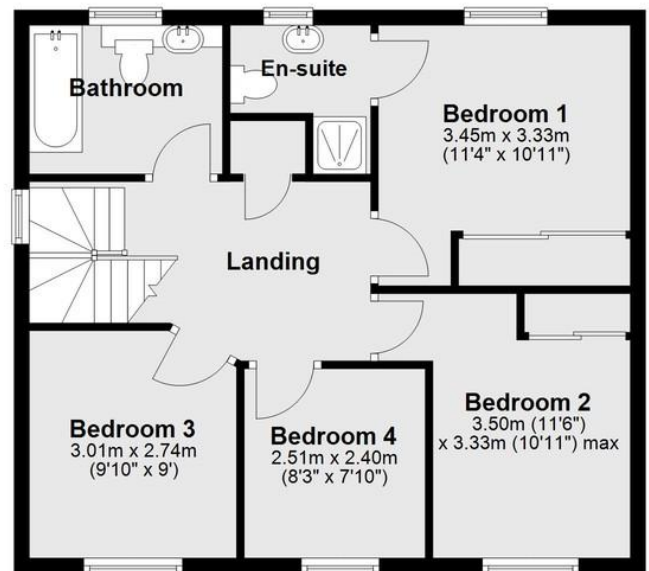
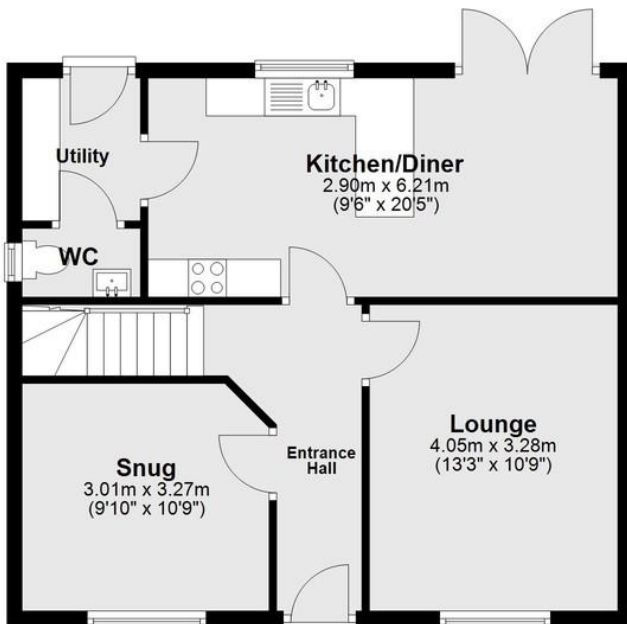
Ground Floor

Approx. 69.8 sq. metres (751.7 sq. feet)



First Floor

Approx. 56.0 sq. metres (602.6 sq. feet)



Total area: approx. 125.8 sq. metres (1354.3 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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.



www.mundys.net