72 Station Road

North Hykeham, Lincoln, LN6 9AL

Book a Viewing!

£235,000

A spacious three bedroom semi detached house offering generous living accommodation and an exceptionally large rear garden, ideal for growing families or buyers seeking additional outdoor space. The property combines traditional proportions with practical features including a detached garage and ample driveway parking. The substantial rear garden is a standout feature, providing excellent potential for entertaining, landscaping or future extension (subject to the necessary permissions). Offered for sale with no onward chain, this is a fantastic opportunity to acquire a well-sized home in a popular and well-connected area of North Hykeham. The accommodation comprises of a porch, entrance hallway, lounge, dining room, kitchen and ground floor WC. To the first floor there are three bedrooms and a family bathroom. Externally the property benefits from a large rear garden, driveway and detached garage.

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

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

PORCH
Accessed via a UPVC frosted glazed door to the front aspect. The porch provides a useful entrance space and flows directly into the main hallway.

HALL
With a UPVC double glazed window to the side aspect, stairs rising to the first floor landing and gives access to both reception rooms and the kitchen.

WC
Fitted with a WC and wash hand basin, tiled flooring and splashbacks and extractor fan.

LOUNGE
11' 10" x 11' 11" (3.61m x 3.63m) With UPVC double glazed bay window to the front aspect, radiator and feature fireplace with electric fire, creating a central focal point.

DINING ROOM
9' x 11' 11" (2.74m x 3.63m) With a UPVC double glazed window overlooking the garden, built-in cupboard housing the wall mounted boiler and a radiator. Currently being used as a Bedroom.

KITCHEN
12' 10" x 7' 7 max" (3.91m x 2.31m) Fitted with a range of wall and base units complemented by tiled flooring and tiled splashbacks, gas hob with electric extractor over, 1½ bowl stainless steel sink with hot and cold mixer tap, spaces for a washing machine and fridge, a UPVC double glazed window overlooks the rear garden and a frosted UPVC door provides direct access outside.

FIRST FLOOR LANDING
With a UPVC double glazed window to the side aspect, loft access and doors leading to all three bedrooms and the family bathroom.

BEDROOM 1
11' 11" x 11' 0" (3.63m x 3.35m) With UPVC double glazed bay window to the front aspect and radiator.

BEDROOM 2
8' 10" x 11' 0" (2.69m x 3.35m) With UPVC double glazed window overlooking the rear garden and radiator.

BEDROOM 3
7' 3" x 7' 4" (2.21m x 2.24m) With UPVC double glazed window and radiator, currently utilised as a home office.

BATHROOM
Fitted with a three piece suite comprising bath with electric shower over and tiled splashbacks, pedestal wash hand basin and close coupled WC, tiled flooring, radiator, built-in airing cupboard storage and a frosted UPVC double glazed window to the rear aspect.

GARAGE

A single detached garage fitted with an electric up-and-over door, UPVC side pedestrian door and frosted UPVC windows to the rear and side aspects. The garage benefits from lighting, power, rafter storage and also includes a small WC area with sink plumbing.

OUTSIDE

The rear garden is a particularly generous feature of the property, mainly laid to lawn with brick paved pathways and multiple patio seating areas. Positioned at the bottom of the garden is a garden shed with power connected. The garden is enclosed by secure fencing and benefits from side gated access to the front of the property. To the front, the property is set back behind a half brick built boundary wall, with a block-paved driveway providing off road parking for multiple vehicles.

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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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 in to one of our offices or visit our website for more details.

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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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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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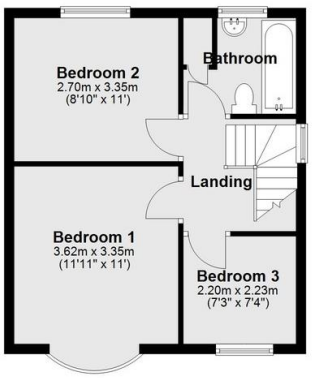
Ground Floor

First Floor



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The Property Ombudsman