



## 3 Windermere Avenue

North Hykeham, LN6 8EQ



Book a Viewing!

**£325,000**

A deceptively spacious Three Bedroom Detached Bungalow, ideally located within the ever popular and convenient area of North Hykeham. Occupying a pleasant plot, this well maintained home offers versatile and thoughtfully arranged accommodation, comprising a welcoming Porch, Side Hall, Cloakroom/WC, a stylish refitted Kitchen/Breakfast Room, comfortable Lounge and a bright Conservatory overlooking the garden. An Inner Hallway neatly separates the living and sleeping areas, leading to Three generous Double Bedrooms and a contemporary four piece Family Bathroom. Outside, the property benefits from a front garden with a block paved driveway, while to the rear there is an enclosed and established garden, additional gated driveway and a single detached garage. Viewing is highly recommended to fully appreciate the space and setting on offer.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D

**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.



## ACCOMODATION

### PORCH

With storage cupboard and laminate flooring.

### SIDE HALL

With two storage cupboards, laminate flooring and radiator.

### CLOAKROOM/WC

With close coupled WC, wall hung wash hand basin and double glazed window to the side aspect.

### KITCHEN/BREAKFAST ROOM

14' 4" x 10' 1" (4.37m x 3.08m) Refitted with a stylish range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, eye level electric oven and microwave, induction hob with extractor fan over, integrated dishwasher and fridge freezer, tiled splashbacks, laminate flooring, radiator and double glazed windows to the front and rear aspects.

### LOUNGE

20' 1" x 14' 4" (6.13m x 4.38m) With double glazed window to the front aspect, double glazed French doors to the conservatory and radiator.

### CONSERVATORY

22' 5" x 10' 0" (6.84m x 3.05m) With double glazed sliding patio doors to the rear garden, additional door to the garden, plumbing for washing machine, tiled flooring, ceiling fan and radiator.



### HALL

With two double glazed windows to the side aspect, laminate flooring, airing cupboard and radiator.

### BEDROOM 1

13' 6" x 11' 6" (4.14m x 3.52m) With double glazed window to the side aspect and radiator.

### BEDROOM 2

10' 7" x 10' 5" (3.24m x 3.18m) With double glazed window to the side aspect, over bed storage cupboards, wardrobes and radiator.

### BEDROOM 3

10' 11" x 10' 5" (3.35m x 3.18m) With double glazed window to the side aspect, laminate flooring and radiator.



### BATHROOM

10' 5" x 8' 11" (3.18m x 2.72m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks, chrome towel radiator and double glazed window to the side aspect.





## OUTSIDE

The property has a gravelled garden to the front and a block paved driveway providing off-street parking. Gated access leads to a further driveway providing access to a single garage. The garage has up-and-over door to the front, side personnel door, light and power. There is an established rear garden laid mainly to lawn with a patio seating area, mature shrubs and stocked flowerbeds.

### 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](http://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.

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 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:

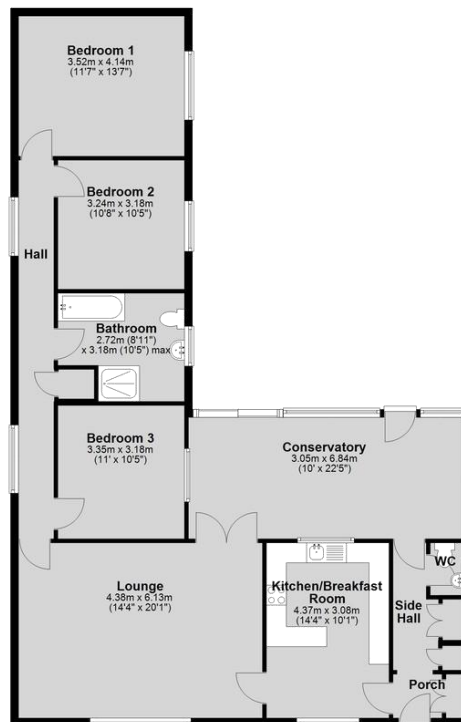
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 as not verified.

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### Ground Floor

Approx. 125.7 sq. metres (1353.3 sq. feet)



Total area: approx. 125.7 sq. metres (1353.3 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 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.



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