



21 Quintus Place

North Hykeham, LN6 9YS



Book a Viewing!

£215,000

A modern and well-presented Three Bedroom Semi Detached Home, situated on the popular Manor Farm Estate in North Hykeham. Offering a practical layout, contemporary finish and convenient access to local amenities, schooling and transport links into Lincoln City Centre, this property is ideally suited to those looking to get onto the property ladder, as well as investors or buyers seeking a well located modern home. The accommodation comprises of an Entrance Hall, WC, Living Room, Kitchen/Diner, First Floor Landing, Three Bedrooms including an En-suite to the main bedroom, and a Family Bathroom.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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

ENTRANCE HALL

Accessed via a glazed front entrance door, providing access to the ground floor WC and living room. A radiator completes the space.

WC

Fitted with WC, corner sink unit, vinyl flooring, radiator, wall-mounted storage cupboard and frosted UPVC double glazed window to the front aspect.

LIVING ROOM

17' 9" x 15' 1 max" (5.41m x 4.6m) A comfortable reception room with UPVC double glazed window to the front aspect, radiator and staircase rising to the first floor landing.

KITCHEN/DINER

8' 11" x 15' 1" (2.72m x 4.6m) Fitted with a range of base units with laminate worktops and laminate flooring, 1½ stainless steel sink with mixer tap, gas hob with electric oven, space for fridge/freezer, space for a dining table, UPVC double glazed window overlooking the rear garden, UPVC double glazed French doors providing access to the garden and under stairs storage cupboard.

FIRST FLOOR LANDING

The first floor landing benefits from a UPVC double glazed window to the side aspect, radiator, access to all three bedrooms, family bathroom, airing cupboard and the loft which is boarded-out.

BEDROOM 1

11' 9" x 8' 6" (3.58m x 2.59m) A generously proportioned principal bedroom, UPVC double glazed French doors to the front aspect which open to a Juliet balcony, radiator, built-in wardrobe storage and access to the en-suite.

EN-SUITE

Fitted with a WC, wash hand basin and shower tray, lino flooring, radiator and extractor fan.

BEDROOM 2

10' 2" x 8' 6" (3.1m x 2.59m) Rear facing double bedroom with UPVC double glazed window overlooking the garden and radiator.

BEDROOM 3

8' 9" x 6' 6" (2.67m x 1.98m) A flexible third bedroom, currently used as a dressing room, UPVC double glazed window to the front aspect and radiator.

FAMILY BATHROOM

Three piece suite comprising of WC, pedestal sink and bath with mains shower over, tiled splashbacks, lino flooring, upright chrome towel radiator, extractor and frosted UPVC double glazed window to the rear aspect.





OUTSIDE

To the front of the property there are two allocated parking spaces with a small slate gravel frontage, gated side access leads to the rear garden, which is mainly laid to lawn with a patio area, planted borders, garden shed, secure fencing and outside tap.

NOTE

In order to comply with the Property Misdescriptions Act 1979 we must point out that the vendor is related to a member of staff at Mundys.

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/Specified Valuers. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW MUCH REFER TO US

Solicitors & Estate Agents, 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 the Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWJ, Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Clarewings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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 HomeBuyer 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.

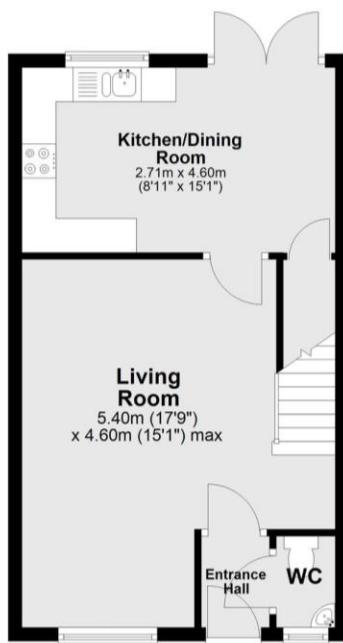
GENERAL

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 given as a general guide and should be thoroughly checked.

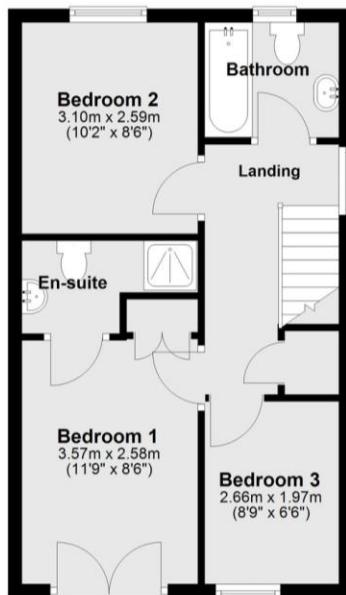
1. These details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by 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 1AS.

Ground Floor



First Floor



Total area: approx. 75.9 sq. metres (817.4 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 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.