



11a Newark Road

North Hykeham, Lincoln, LN6 8RB



Book a Viewing!

£225,000

A well-presented three bedroom semi-detached home, set over three storeys and offering spacious and versatile accommodation throughout. Benefitting from three double bedrooms, including a principal bedroom with en-suite, this property is ideal for a range of buyers. Offered for sale with no onward chain, the property also enjoys a private rear garden, off street parking and a garage. The accommodation comprises of an entrance hallway, lounge, kitchen diner and downstairs WC. To the first floor there is a double bedroom and family bathroom, with a further two double bedrooms to the second floor, including the principal bedroom with en-suite. Externally, the property benefits from gardens to both the front and rear, driveway parking and a single garage.





SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

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 front door with glazed panel above, radiator, access into the lounge and stairs rising to the first floor.

LOUNGE

14' 11" x 11' (4.55m x 3.35m) With bay-style sash window allowing plenty of natural light, laminate flooring, radiator and spotlights.

KITCHEN/DINER

14' 4" x 8' 9" (4.37m x 2.67m) Fitted with a range of wall and base units, 1½ stainless steel sink with drainer and mixer tap, gas hob with electric oven and extractor over, integrated fridge/freezer, dishwasher and washing machine, wall-mounted gas boiler, tiled splashbacks and flooring, space for a dining table, radiator, UPVC window to the rear aspect and a frosted UPVC door providing access to the garden.

WC

With a WC and wash hand basin, tiled splashbacks, radiator and window.

FIRST FLOOR LANDING

With UPVC window to the front aspect, access to a double bedroom and the family bathroom and stairs rising to the second floor.



BEDROOM 1

14' 4 max" x 12' 6" (4.37m x 3.81m) With UPVC sash-style window, radiator, built-in overstairs storage cupboard and access to en-suite.

EN-SUITE

Fitted with a three piece suite comprising of a shower cubicle with mains shower, WC and wash hand basin, tiled flooring and splashbacks, chrome heated towel rail and extractor.

BATHROOM

Fitted with a three piece suite comprising of bath with shower over, WC and pedestal wash hand basin, tiled splashbacks, tiled flooring, extractor and UPVC window.



BEDROOM 2

14' 4" x 7' 3" (4.37m x 2.21m) With Velux-style window, radiator and spotlights.

BEDROOM 3

11' 1" x 8' 4" (3.38m x 2.54m) With Velux-style window, radiator and spotlights.



OUTSIDE

To the rear of the property there is a securely enclosed garden, mainly laid to lawn with a patio seating area and raised pathway leading to a rear access gate. The garden provides access to both the parking area and single garage, with pedestrian access also available to the front of the property. To the front, there is a lawned garden with a paved pathway leading to the entrance, alongside a driveway providing off street parking. There is shared access to the rear, leading to the garage and additional parking area.

GARAGE

18' 10" x 9' 3" (5.74m x 2.82m) with an up and over door.

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 REFERR YOU TO

Stie & 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 Lynam 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.

Clearings 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 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 costs 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

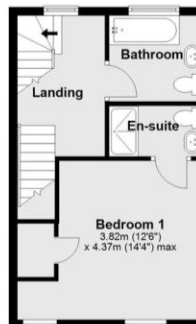
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate however they are for guidance purposes only and the vendors (Lessors) for whom they act as Agents give notice that:

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 on 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 and 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.

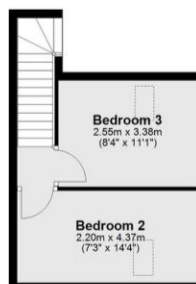
First Floor

Approx. 31.6 sq. metres (340.2 sq. feet)



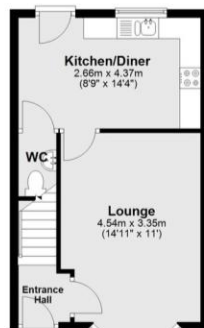
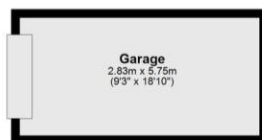
Second Floor

Approx. 22.5 sq. metres (242.1 sq. feet)



Ground Floor

Approx. 48.4 sq. metres (520.9 sq. feet)



Total area: approx. 102.5 sq. metres (1103.3 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.



www.mundys.net