



61 Broadway

North Hykeham, Lincoln, LN6 8DW



Book a Viewing!

£225,000

Situated conveniently close to The Forum shopping centre in North Hykeham, this deceptively spacious two bedroom semi-detached dormer bungalow offers well-presented and versatile living accommodation throughout. The accommodation briefly comprises a welcoming porch leading into the entrance hall, a well-appointed kitchen, comfortable lounge, inner hallway, study and a separate dining room ideal for both everyday living and entertaining. There are two bedrooms, with the principal bedroom benefiting from an en-suite shower room, in addition to a family bathroom. Externally, the property enjoys landscaped front gardens, a lengthy driveway providing ample off street parking, a single garage and a generous enclosed rear garden offering a pleasant and private outdoor space. Viewing of this superb home is highly recommended to fully appreciate the space and convenient setting on offer. No Onward Chain.



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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

PORCH

With double glazed window to the front aspect.

HALL

With storage cupboard.

KITCHEN

10' 9" x 6' 2" (3.28m x 1.90m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, space for cooker and fridge freezer, tiled splashbacks, radiator and double glazed window to the side aspect.

LOUNGE

16' 0" x 12' 4" (4.88m x 3.77m) With a gas fire set within a decorative fire surround, double glazed window to the front aspect, laminate flooring and radiator.

INNER HALLWAY

BEDROOM 2

15' 2" x 9' 1" (4.64m x 2.77m) With double glazed window to the rear aspect, storage cupboard and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator and double glazed window to the side aspect.

STUDY

10' 5" x 9' 3" (3.19m x 2.83m) With staircase to the first floor, double glazed window to the side aspect, built-in desk and radiator.

DINING ROOM

9' 11" x 8' 2" (3.04m x 2.51m) With double glazed windows to the side and rear aspects, radiator and double glazed French doors to the garden.

FIRST FLOOR LANDING

With double glazed window to the side aspect.

BEDROOM 1

14' 11" x 13' 1" (4.55m x 4.40m) With Velux window, eaves storage, spotlights and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks, chrome towel radiator, Velux window and access to the attic space.

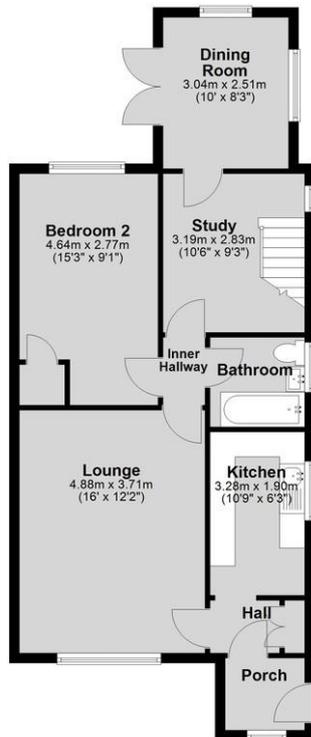
OUTSIDE

To the front of the property there is a gravel driveway providing off street parking for multiple vehicles and gated access to the garage with gravel to the side with inset borders. The garage has twin opening doors to the front, window to the side, light and power. To the rear of the property there is a generous enclosed garden laid mainly to lawn with patio seating area mature shrubs and flower beds.





Ground Floor
Approx. 65.2 sq. metres (702.2 sq. feet)



Total area: approx. 88.9 sq. metres (957.4 sq. feet)

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, 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 Calum 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

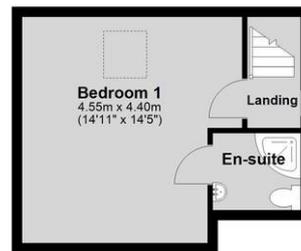
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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First Floor

Approx. 23.7 sq. metres (255.2 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.

