



14 Eddystone Drive

North Hykeham, LN6 8UH



Book a Viewing!

£365,000

An exceptional detached bungalow occupying a superb corner plot within the ever popular Dale View estate in North Hykeham. The property has been comprehensively updated to a high specification and offers generously proportioned, well appointed accommodation throughout. The spacious layout comprises a welcoming entrance hall, elegant lounge, separate dining room, stylish refitted kitchen, boot room and an upgraded garden room enjoying views over the gardens. There are three generous double bedrooms, one benefiting from an en-suite cloakroom/WC and a stylish four-piece family bathroom. Externally, the property enjoys a particularly generous corner plot with a driveway providing off street parking for multiple vehicles, a part garage and beautifully maintained, private gardens wrapping around the property. Early viewing is highly recommended to fully appreciate the position, presentation and overall quality of this impressive home.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

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

HALL

A welcoming entrance hall with double glazed window to the front aspect, contemporary tall radiator and laminate flooring.

LOUNGE

17' 6" x 12' 5" (5.34m x 3.79m) With electric fire set within a decorative fire surround, double glazed window to the front aspect and contemporary tall radiator.

DINING ROOM

12' 11" x 9' 4" (3.96m x 2.86m) With double glazed French doors to the garden, double glazed window to the side aspect, laminate flooring and radiator.



KITCHEN

16' 1" x 9' 4" (4.91m x 2.85 m) Refitted with a stylish range of wall and base units with work surfaces over, eye level electric oven and microwave, five ring induction hob with extractor fan over, wine cooler, spaces for fridge freezer and washing machine, 1 1/2 bowl sink with side drainer and mixer tap over, breakfast bar, cupboard housing the gas fired central heating boiler, tiled splashbacks, laminate flooring, tall radiator, double glazed window to the rear aspect and door to the garden.

BOOT ROOM

Fitted with a range of wall and base units with work surfaces over, tiled splashbacks, laminate flooring, radiator, spotlights and door to the garden.



GARDEN ROOM

10' 8" x 8' 6" (3.26m x 2.61 m) A versatile addition with fixed roof with roof lantern, spotlights, double glazed French doors to the garden and radiator.

BEDROOM 1

13' 5" x 9' 11" (4.11m x 3.03m) With a range of fitted wardrobes, laminate flooring, contemporary tall radiator and double glazed window to the front aspect.

BEDROOM 2

10' 11" x 9' 11" (3.33m x 3.04m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

9' 5" x 8' 10" (2.88m x 2.70m) With double glazed window to the side aspect and radiator.



EN SUITE WC

With close coupled WC, wall hung wash hand basin, laminate flooring and spotlights.

BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled walls, chrome towel radiator, spotlights and double glazed window to the side aspect.



OUTSIDE

This property sits on a deceptively spacious corner plot. To the front there is a lawned garden with driveway providing off street parking and access to the garage. The part garage has an up and over door to the front, light and power. There is a generous enclosed garden to the side and rear of the property, laid mainly to lawn with patio seating areas, gravelled area, mature shrubs and trees.

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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REFERRAL FEE INFORMATION - HOW MUCH DO YOU PAY?

Sills & Berridge, 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.

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.

Clavers 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.

NO FEE

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

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1. The details are accurate or up to date 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 representations or warranties whatever in relation to this property.
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Ground Floor
Approx. 121.9 sq. metres (1311.7 sq. feet)



Total area: approx. 121.9 sq. metres (1311.7 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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