



**10 Acorn Drive, South Hykeham,
Lincoln, LN6 9GN**



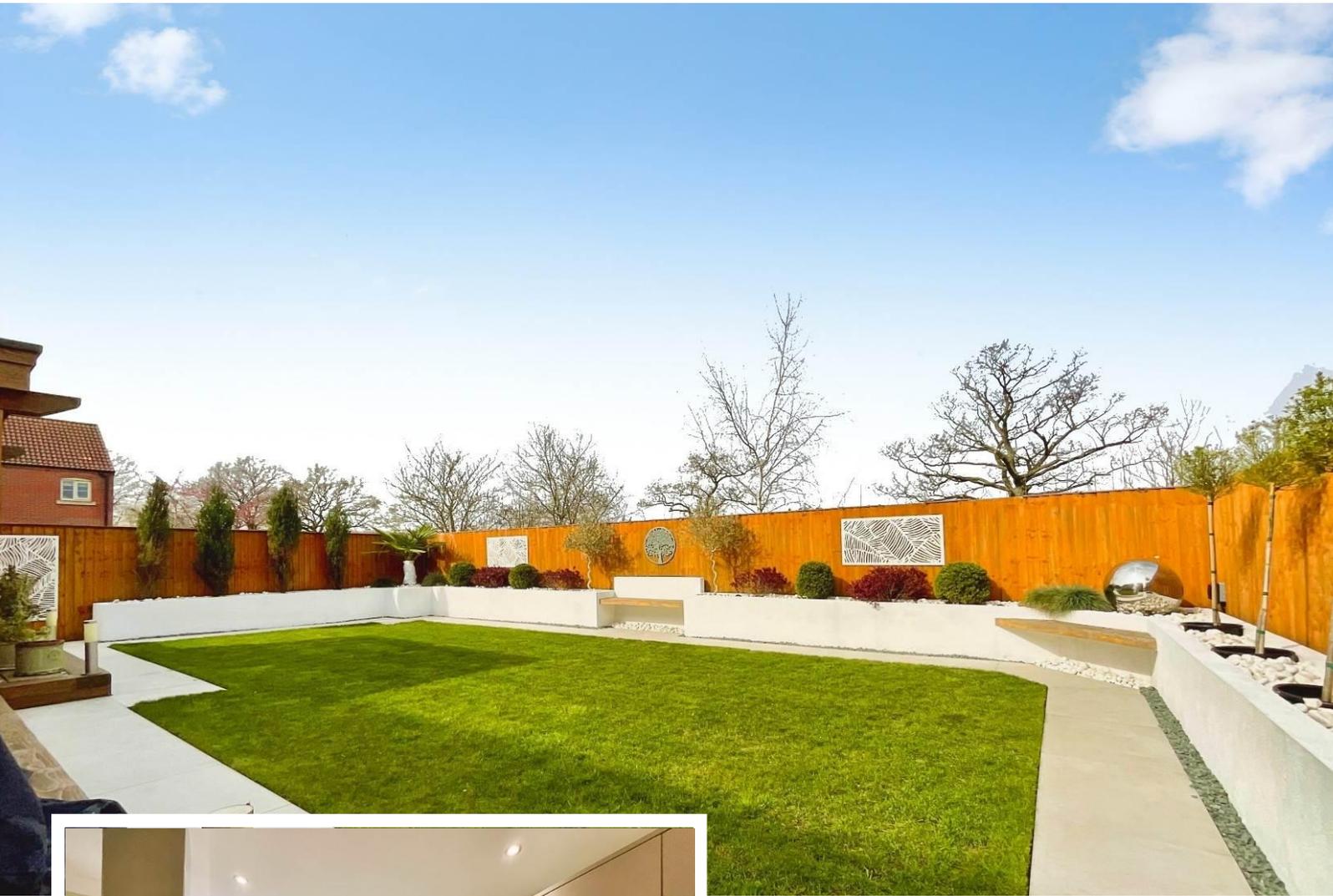
Book a Viewing!

£520,000

A truly stunning four bedroom detached home, immaculately presented throughout and finished to an exceptional modern standard. Occupying a desirable position within a small and exclusive development in South Hykeham, this property offers spacious, high-specification living accommodation perfectly suited to modern family life. Having been carefully maintained, the property showcases a stylish and contemporary finish throughout, with quality fittings, generous room sizes and a superb open plan layout to the rear. With four genuine double bedrooms, an impressive garden room and seamless indoor-outdoor living, this is very much a turn-key home ready to be enjoyed. The accommodation comprises of a welcoming entrance hall, lounge, open plan kitchen, dining and living space, sun room, utility room, and downstairs WC. To the first floor there are four double bedrooms, with the principal bedroom benefitting from an en-suite, alongside a modern four piece family bathroom. Externally, the property boasts landscaped gardens, block paved driveway parking and an integral garage.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – E.

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 South Hykeham which is located South of Lincoln and North Hykeham. 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

A bright and spacious entrance accessed via a UPVC door with frosted glazing with an accompanying window to the side. The entrance itself is set beneath an attractive timber and brick-built porch finished with tiled flooring, radiator, under stairs storage and access to the lounge, open plan living space and downstairs WC.

WC

Fitted with a WC and wash hand basin with vanity storage, tiled splashbacks, radiator and extractor.

LOUNGE

17' 1" x 12' 8" (5.21m x 3.86m) A beautifully presented front facing reception room featuring wood flooring, panelled walls and a bay-style UPVC double glazed window, and radiator.



KITCHEN

14' 9" x 9' 1" (4.5m x 2.77m) A superb, contemporary open plan space forming the heart of the home, designed with both everyday living and entertaining in mind. The kitchen is fitted with a high-quality range of wall and base units with granite work surfaces, incorporating an integrated dishwasher, eye-level oven and grill, gas hob with extractor over, integrated fridge/freezer, 1½ bowl sink with mixer tap, UPVC double glazed window overlooking the rear garden and a breakfast bar, ideal for informal dining or socialising.

DINING AREA

14' 9" x 12' 5" (4.5m x 3.78m) The space flows seamlessly into the dining and living area, offering ample room for a family dining table and seating area with spotlights, radiator and door leading through to the separate utility room.



UTILITY ROOM

Fitted with wall and base units, stainless steel sink with drainer, plumbing for washing machine, tiled flooring, UPVC door provides access to the side of the property with internal access to the integral garage, radiator and extractor.

SUN ROOM

12' 8" x 10' 1" (3.86m x 3.07m) With full width Bi-fold doors opening onto the patio along with a striking sky lantern that enhances the natural light, exposed brickwork, tiled flooring and spotlights. This space perfectly blends indoor and outdoor living, ideal for both entertaining and relaxing.



FIRST FLOOR LANDING

With airing cupboard housing the hot water cylinder, radiator, access to loft, all four double bedrooms, family bathroom and storage cupboards.

BEDROOM 1

18' 11 max" x 14' 0 max" (5.77m x 4.27m) With UPVC double glazed window to the front aspect, fitted sliding wardrobes, LVT flooring, radiator and access to en-suite.



EN-SUITE

A stylish three piece suite comprising of shower enclosure, WC and wash hand basin with vanity storage, LVT flooring, tiled splashbacks, chrome heated towel rail, spotlights, extractor and frosted UPVC double glazed window.

BEDROOM 2

12' 9" x 11' 1" (3.89m x 3.38m) With fitted mirrored wardrobes, UPVC double glazed window and radiator.

BEDROOM 3

14' 2 max" x 11' 2 max" (4.32m x 3.4 m) With fitted mirrored wardrobes, UPVC double glazed window and radiator.

BEDROOM 4

12' 1" x 10' 7" (3.68m x 3.23m) With UPVC double glazed window, LVT flooring and radiator.

BATHROOM

A modern four piece suite comprising bath and separate shower enclosure, WC and wash hand basin with vanity storage, tiled splashbacks, LVT flooring, chrome heated towel rail and frosted UPVC double glazed window.

GARAGE

17' 6" x 10' 2" (5.33m x 3.1 m) With up-and-over door, power, lighting and the wall mounted boiler.

OUTSIDE

The property benefits from beautifully landscaped gardens to both the front and rear. To the rear there is a well-maintained garden, thoughtfully arranged with a generous lawned area and a raised patio seating space, ideal for outdoor dining and entertaining. The garden is enclosed by a secure fence line with side access and external water supply. To the front there is a block paved driveway providing off street parking, along with access to the integral garage.

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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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.

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & 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.

CMH and J Walter 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.

Claverings 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 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:

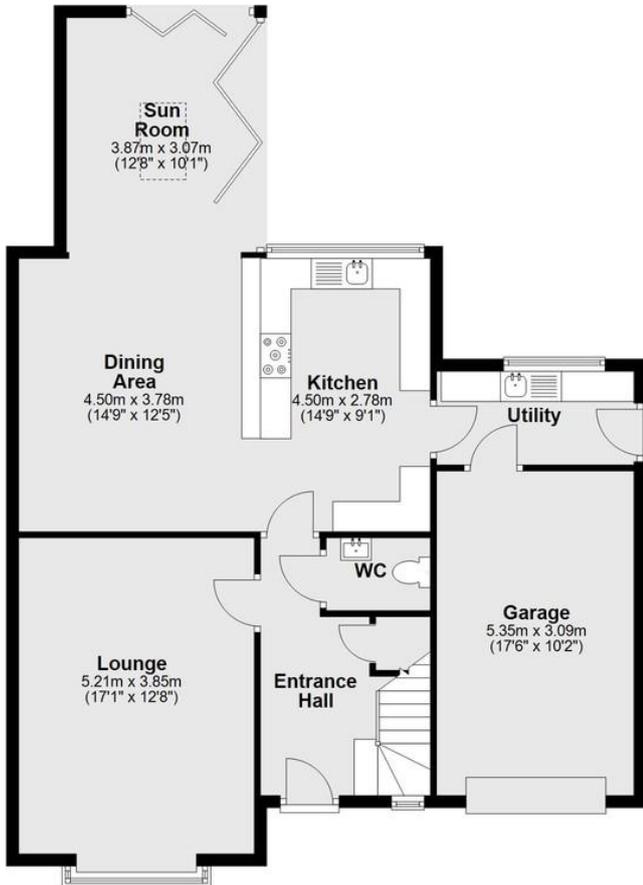
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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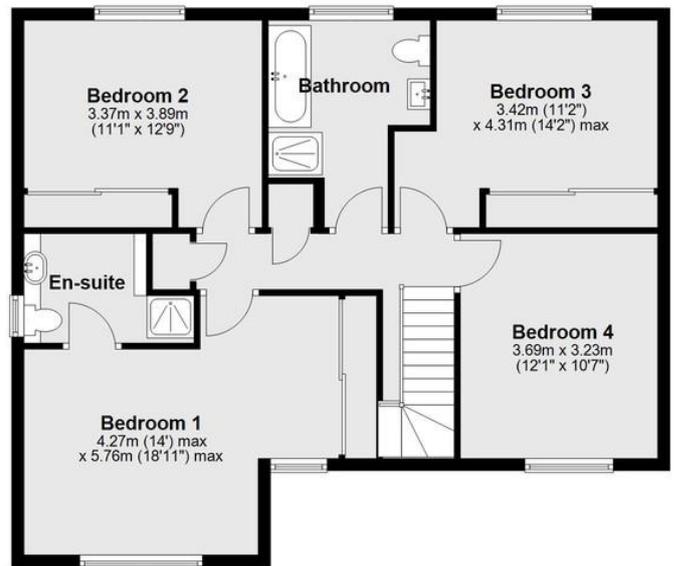




Ground Floor



First Floor



Total area: approx. 178.6 sq. metres (1922.8 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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 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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