



32 Meadow Lane

North Hykeham, Lincoln, LN6 9RE



Book a Viewing!

£265,000

A three bedroomed Semi-Detached House located in the popular town of North Hykeham. The property has internal accommodation to briefly comprise of Entrance Hall, WC, Lounge, Dining Room, Shower Room, Kitchen, Side Porch, Store and Utility Room. To the First Floor there are three Bedrooms and a Family Bathroom. Outside the property benefits from front and rear lawned gardens, a driveway providing off road parking and giving access to the Detached Single Garage. There is also the benefits of an additional Store Room. Viewing of this property is highly recommended to appreciate the accommodation on offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

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

With staircase to the first floor, under stairs storage cupboard and double glazed window to the front aspect.

CLOAKROOM/WC

With close coupled WC, wash hand basin, tiled splashbacks, radiator and double glazed window to the front aspect.

LOUNGE

17' 5" (max) x 12' 10" (max) (5.31m x 3.91m) With double glazed bow window to the front aspect, gas fire set within a feature fireplace and radiator.

DINING ROOM

11' 7" x 11' 5" (3.55m x 3.50m) With double glazed sliding patio doors to the garden and three radiators.



SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin and close coupled WC, tiled walls, spotlights and double glazed window to the rear aspect.

KITCHEN

10' 9" x 10' 5" (3.30m x 3.19m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan, spaces for fridge and slimline dishwasher, tiled splashbacks, radiator and double glazed window to the rear aspect.



SIDE PORCH

With door to the rear garden and access to store room.

UTILITY

With space for washing machine and double glazed window to the rear aspect.

FIRST FLOOR LANDING

With double glazed window to the front aspect.

BEDROOM 1

13' 6" x 9' 10" (4.13m x 3.01m) With double glazed window to the rear aspect, decorative fireplace storage cupboard and radiator.

BEDROOM 2

10' 7" x 10' 4" (3.25m x 3.17m) With double glazed window to the rear aspect, storage cupboard and radiator.

BEDROOM 3

9' 6" x 7' 3" (2.91m x 2.23m) With double glazed window to the front aspect and radiator.



BATHROOM

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



OUTSIDE

To the front of the property there is a lawned garden with mature shrubs. A blocked paved driveway provides ample off street parking for multiple vehicles and access to the garage. The single detached garage has an up and over door to the front. To the rear of the property there is a generous enclosed garden laid mainly to lawn with mature shrubs, established flower beds, garden sheds and greenhouse.

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

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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 Callum 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 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 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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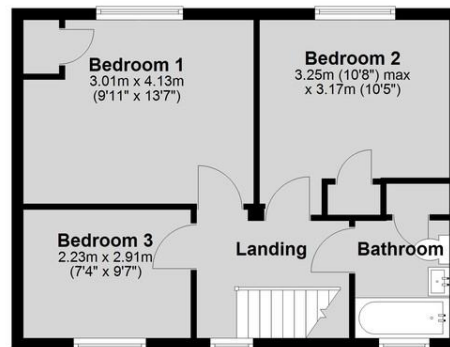
Ground Floor

Approx. 66.8 sq. metres (719.1 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Total area: approx. 107.0 sq. metres (1151.7 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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