



# **8 Baildon Crescent**

North Hykeham, Lincoln, LN6 8HU



Book a Viewing!

# £220,000

**NO ONWARD CHAIN** - Situated in the popular area of North Hykeham, within convenient and close proximity of The Forum Shopping Centre, this two bedroom detached bungalow has well presented living accommodation comprising of hall, lounge diner, conservatory kitchen, two double bedrooms and bathroom. Outside is a low maintenance gravelled front garden, driveway, single garage and an enclosed rear garden. Viewing is highly recommended.





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All mains services available. Gas central heating.

**EPC RATING** – D.

**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.









#### HALL

### LOUNGE/DINER

21'  $10'' \times 10'$  11'' (6.68m  $\times 3.33m$ ) With double glazed window to the front aspect, double glazed door and windows to the conservatory, two radiators and gas fire set within a feature fireplace.

### **CONSERVATORY**

9' 7'' x 9' 2'' (2.93m x 2.81m) With double glazed door to the rear garden and radiator.

### **KITCHEN**

11' 10" x 11' 4" (3.62m x 3.46m) Fitted with a range of base and wall units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and gas hob with extractor fan over, spaces for a washing machine and fridge, tiled splash-backs, radiator, double glazed windows to the side and rear aspects and door to the side aspect.

#### **BEDROOM 1**

12' 0" x 10' 11" (3.68m x 3.33m) With double glazed window to the front aspect and radiator.

### **BEDROOM 2**

9' 10" x 7' 9" (3.01m x 2.38 m) With double glazed window to the side aspect and radiator.

## **BATHROOM**

Fitted with a four piece suite comprising of shower cubicle with electric shower, panelled bath, close couple WC and pedestal wash hand basin, part tiled walls, radiator and double glazed window to the side aspect.

#### **OUTSIDE**

To the front of the property is a gravelled garden for low maintenance and a driveway providing off road parking for multiple vehicles and giving access to the garage. To the rear of the property is an enclosed garden principally laid to lawn with patio seating area.

## **SINGLE GARAGE**

With up and over door to the front, side personal door, light and power.



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Slik & Better kige, Ringrose Law LLP, Burton and Co, 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 persa le and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and serv ices they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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#### 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 01 522 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 be lovou to work out the cost of financing your purchase.

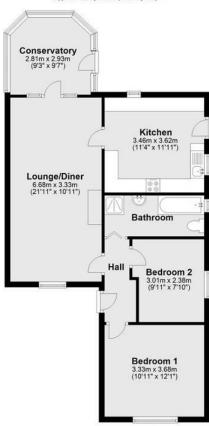
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   All measurements are be lieved to be accurate but are given as a general guide and should be tho roughly checked.

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## **Ground Floor**



Total area: approx. 73.2 sq. metres (788.0 sq. feet)

For Illustration purposes only. Plan produced using PlanUp.

29 - 30 Silver Street Lincoln **LN2 1AS** 

22 Queen Street Market Rasen LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

