



## 34 Matlock Drive

North Hykeham, Lincoln, LN6 8PR



Book a Viewing!

**£225,000**

Positioned on a generous corner plot within the popular residential location of North Hykeham, close to The Forum Shopping Centre and Asda Supermarket, a Three Bedroom Semi Detached House with well presented internal accommodation comprising of Entrance Hall, Lounge/Diner, fitted Kitchen, First Floor Landing, three Bedrooms, Bathroom and separate WC. Outside are generous corner plot gardens to the front, side and rear, a driveway providing off street parking and a detached single garage. Viewing of this property is highly recommended to appreciate the plot in which it sits and the potential on offer. NO CHAIN.





**SERVICES**

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.





## ACCOMMODATION

### HALL

With main entrance door, double glazed window to the side aspect, staircase to the first floor, understairs storage cupboard and radiator.

### LOUNGE/DINER

19' 8" x 11' 5" (6.00m x 3.48m) With double glazed window to the front aspect, double glazed patio doors to the rear garden, decorative fireplace and radiator.

### KITCHEN

12' 2" x 9' 11" (3.71m x 3.04m) Fitted with a range of wall and base units with work surfaces over, stainless steel bowl sink with side drainer and mixer tap, electric oven and hob with extractor fan over, spaces for washing machine and fridge freezer, breakfast bar, tiled splashbacks, radiator, double glazed windows to the side and rear aspect and door to the rear garden.

### FIRST FLOOR LANDING

With double glazed window to the front aspect and airing cupboard.

### BEDROOM 1

11' 6" x 9' 10" (3.51m x 3.00m) With double glazed window to the rear aspect and radiator.

### BEDROOM 2

11' 6" x 9' 0" (3.51m x 2.76m) With double glazed window to the front aspect, storage cupboard and radiator.

### BEDROOM 3

10' 1" x 6' 9" (3.09m x 2.06m) With double glazed window to the rear aspect and radiator.

### BATHROOM

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

### SEPARATE WC

With close coupled WC, part tiled walls and double glazed window to the side aspect.

### OUTSIDE

The property sits on a generous corner plot. To the front of the property there is a lawned garden and a driveway providing off street parking for multiple vehicles and access to the garage. The single garage has an up and over door to the front and a side personnel door. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating area.





#### WEBSITE

Our detailed web site 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](http://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 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 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 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 roughly 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.

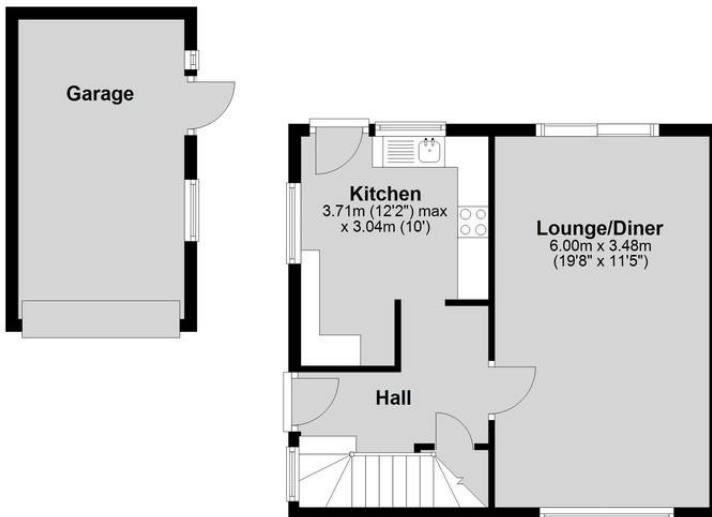
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England No. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



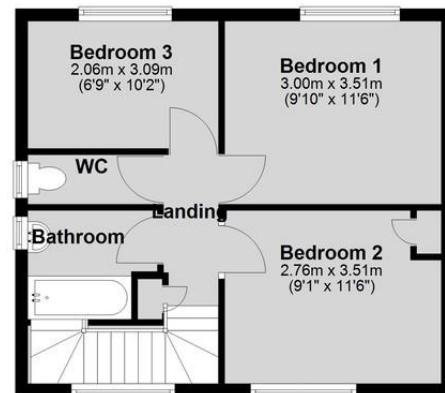
#### Ground Floor

Approx. 52.8 sq. metres (568.2 sq. feet)



#### First Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



Total area: approx. 92.0 sq. metres (990.8 sq. feet)

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 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.

