

2 Inns Close

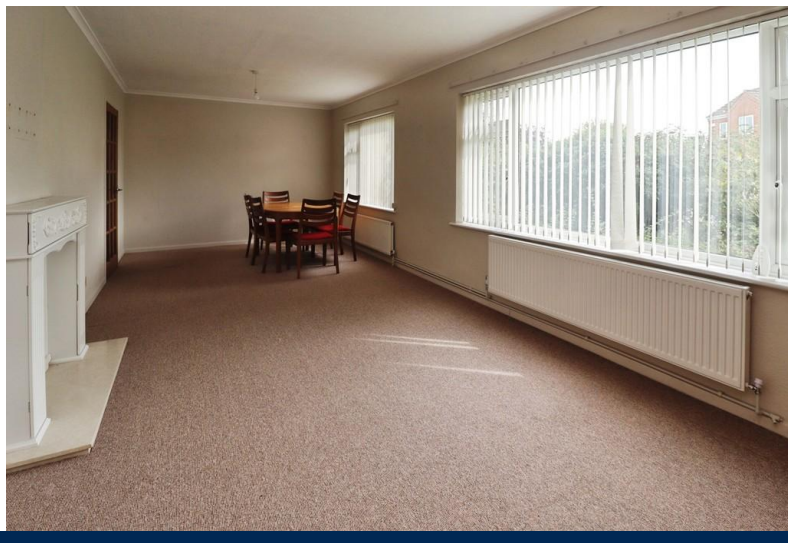
North Hykeham, LN6 8QZ

Book a Viewing!

£245,000

A well presented three bedroom detached family home, ideally situated on a pleasant corner plot in the popular area of North Hykeham to the south of Lincoln. The property offers well proportioned living accommodation, together with excellent access to local amenities, schools and transport links. The ground floor comprises a welcoming entrance hall, spacious open plan Lounge/Dining Room, modern Kitchen, useful Utility Room and a downstairs Shower Room. To the First Floor are three generous Double Bedrooms and a modern Family Bathroom. Outside, the property benefits from gardens to the front, side and rear, a driveway providing off street parking and a Single Garage. This attractive detached home is ideally suited to families, first-time buyers or those seeking a well located property within easy reach of Lincoln, and viewing is highly recommended. NO CHAIN.





2 Inns Close, North Hykeham, LN6 8QZ







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, airing cupboard with radiator, under stairs storage cupboard and radiator.

LOUNGE/DINING ROOM
24' 1" x 10' 2" (7.36m x 3.11m) With two double glazed windows to the front aspect, decorative fireplace and two radiators.

KITCHEN
8' 8" x 7' 9" (2.66m x 2.38m) Fitted with a modern range of wall and base units with worktops over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven with gas hob and extractor fan over, space for fridge, under stairs storage cupboard, tiled splashbacks and double glazed window to the rear aspect.









UTILITY ROOM
8' 5" x 6' 11" (2.59m x 2.12m) Fitted with a range of wall and base units with work surfaces over, spaces washing machine and tumble dryer, tiled flooring and splashbacks, double glazed window to the rear aspect and door to the garden.

SHOWER ROOM
Fitted with a three piece suite comprising of wet room shower, close coupled WC and wash hand basin, chrome towel radiator, tiled splashbacks and double glazed window to the rear aspect.

FIRST FLOOR LANDING
With double glazed window to the rear aspect.

BEDROOM 1
11' 9" x 10' 2" (3.60m x 3.11m) With double glazed window to the front aspect and radiator.

BEDROOM 2
11' 10" x 10' 2" (3.63m x 3.11m) With double glazed window to the front aspect and radiator.

BEDROOM 3
8' 5" x 7' 11" (2.59m x 2.42m) With double glazed window to the rear aspect and radiator.

BATHROOM
Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and wash hand basin, chrome towel radiator, airing cupboard, tiled walls and double glazed window to the side aspect.

OUTSIDE
The property sits on a pleasant corner plot, with lawned gardens to the front, side and rear. There is a driveway providing off-street parking and access to the single garage. The garage has up-and-over door to the front, light and power.

KEY FACTS FOR BUYERS

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.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker





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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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.

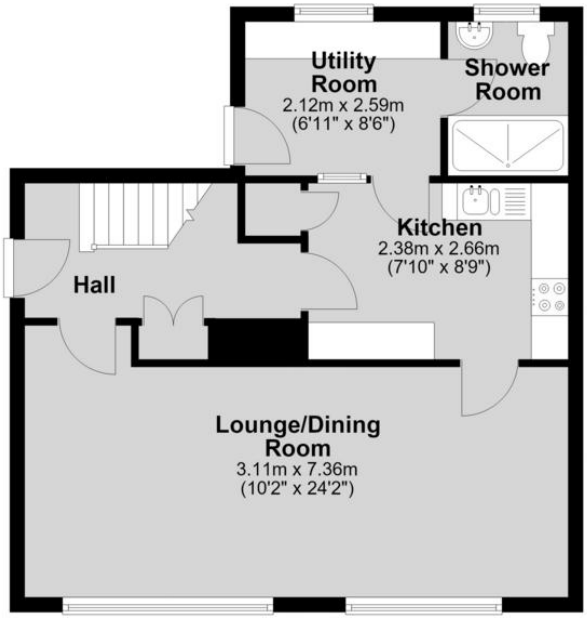
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

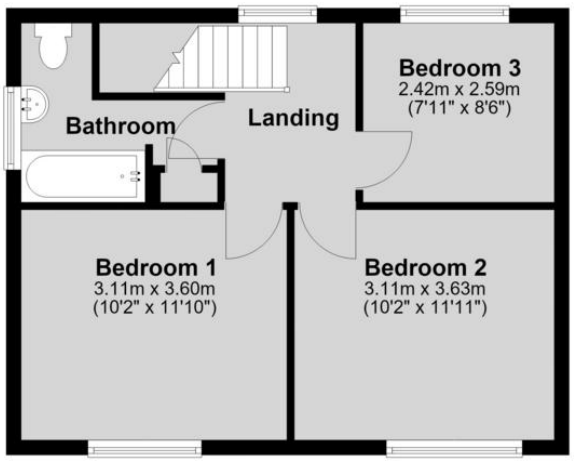
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 49.7 sq. metres (534.4 sq. feet)



First Floor
Approx. 41.0 sq. metres (441.0 sq. feet)



Total area: approx. 90.6 sq. metres (975.4 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 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.

The Property Ombudsman