

Hutson Drive,North Hykeham Lincoln LN6 8EB

william h brown

welcome to

Hutson Drive, North Hykeham Lincoln

NO CHAIN, IMMEDIATE VACANT POSSESSION. Three bedroom semi-detached home in North Hykeham, offering spacious accommodation, off-road parking for two vehicles and a generous rear garden, conveniently located close to local amenities and Lincoln city.





Situated on Hutson Drive in the popular area of North Hykeham, this three bedroom semi-detached property presents a great opportunity for buyers seeking a well-proportioned home in a convenient location. The property benefits from easy access to a range of local amenities, including shops, schools and transport links.

Internally, the accommodation comprises a lounge/diner, kitchen and cloakroom wc to the ground floor. To the first floor are three good sized bedrooms, with the main bedroom further benefiting from a walk-in wardrobe, alongside a family bathroom.

Outside, the property offers off road parking to the front for two vehicles, with large enclosed garden to the rear, providing ample outdoor space. Early internal viewing is strongly recommended to appreciate this property in full.

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Important Notice

Entrance Hall

Kitchen

Lounge/Diner

Cloakroom

Landing

Bedroom One

Walk In Wardrobe

Bedroom Two

Bedroom Three

Bathroom

Front Garden

Rear Garden







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welcome to

Hutson Drive, North Hykeham Lincoln

- THREE BEDROOM SEMI-DETACHED HOME
- SOUGHT AFTER RESIDENTIAL LOCATION
- THREE WELL-PROPORTIONED BEDROOMS
- MAIN BEDROOM WITH WALK-IN WARDROBE
- OFF ROAD PARKING FOR TWO VEHICLES

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£185,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LCR124376 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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