



3 Trevose Drive

North Hykeham, Lincoln, LN6 8UL



Book a Viewing!

£260,000

A well-presented three bedroom detached bungalow located within the popular residential area of North Hykeham. The property has internal accommodation to comprise of Entrance Porch, Entrance Hallway, Bay-Fronted Lounge, three well-appointed Bedrooms, Family Bathroom, modern Fitted Kitchen, Conservatory, Integral Garage and Boiler Room. The property has gardens to the front and rear and a driveway to the side providing off-street parking for vehicles. Viewing of the property is highly recommended.





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.

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 PORCH

With double doors to the front aspect and window and door to the Entrance Hallway.

ENTRANCE HALL

With fitted cupboard and door to the Lounge.

LOUNGE

15' 11" x 11' 11" (4.87m x 3.64m) With fireplace, UPVC bay window to the front aspect, radiator and door to the Hallway.

INNER HALL

With doors leading to three Bedrooms, Bathroom, Airing Cupboard and Kitchen with access to the roof void.

BEDROOM 1

13' 8" x 9' 10" (4.17m x 3.02m) With UPVC window to the front aspect and radiator.

BEDROOM 2

9' 11" x 10' 0" (3.03m x 3.07m) With UPVC window to the rear aspect and radiator.

BEDROOM 3

6' 3" x 8' 9" (1.92m x 2.67m) With UPVC window to the side aspect and radiator.

BATHROOM

8' 7" x 6' 9" (2.62m x 2.08m) With UPVC window to the side aspect, suite comprising of bath with shower over, WC, wash hand basin and radiator.

KITCHEN

9' 11" x 11' 11" (3.03m x 3.64m) With UPVC window to the rear aspect, window and door to the Conservatory, tiled flooring, fitted with a range of modern base units and drawers with work surfaces over, sink and drainer with mixer tap over, spaces for a dishwasher, washing machine, fridge freezer and cooker, wall-mounted cupboards with complimentary tiling, LED spotlights to the ceiling and space for a breakfast table.

CONSERVATORY

9' 10" x 11' 1" (3.01m x 3.38m) With UPVC windows to the front, side and rear aspects and double doors to the rear garden.

BOILER ROOM

Housing the gas central heating boiler.

GARAGE

16' 5" x 8' 7" (5.01m x 2.63m)

OUTSIDE

To the front of the property there is a lawned garden with flowerbeds. To the rear of the property there is a paved seating area and lawned gardens with further flowerbeds.





WEBSITE

Our detailed website show 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

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

SMS & 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 Calum 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 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

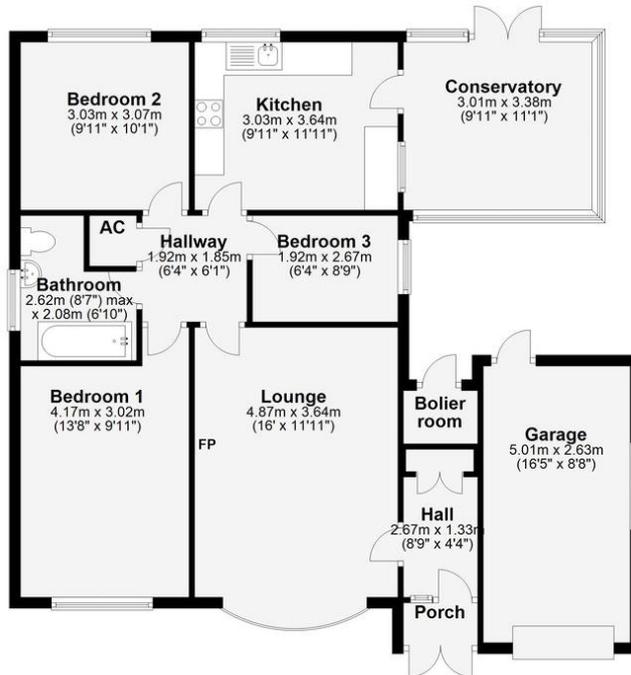
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 a spot verified.

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Total area: approx. 99.0 sq. metres (1065.5 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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Plan produced using PlanUp.

29 – 30 Silver Street
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