



3 Trevose Drive

North Hykeham, Lincoln, LN6 8UL



Book a Viewing!

Offers in the Region of £265,000

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.



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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.





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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.

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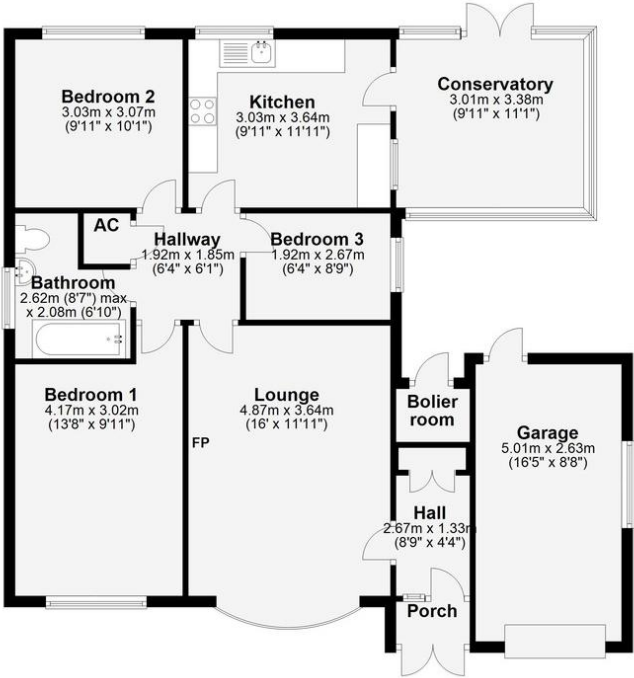
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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.

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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.
Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
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LN8 3EH

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