



10 Station Road

North Hykeham, Lincoln, LN6 9AQ

£325,000

A well-presented detached family home situated within the popular residential location of North Hykeham. The internal accommodation briefly comprises of Entrance Hall, Lounge, Sitting/Dining Room, fitted Kitchen, Utility Room/Shower Room, Sepa rate WC, impressive P-shaped Conservatory and a First Floor Landing leading to three Bedrooms, further Storage Room/Study and a Family Bathroom. The property is situated in a pleasant non-estate position with a gravelled driveway providing off road parking for vehicles. There is a front garden and a large mature private rear garden with further gated hardstanding area and Workshop. Viewing of this 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.

NOTE

The vendor has advised that building regulation approval has not been applied for the alteration of the Storage Room/Study.



ACCOMMODATION

ENTRANCE HALL

With main entrance door, stairs rising to the first floor, tiled flooring and single radiator.

LOUNGE

12' 10" x 11' 10" plus bay (3.91m x 3.61m), with UPVC bay window to the front elevation, single radiator and UPVC window to the side elevation.

DINING/SITTING ROOM

15' 11" plus bay x 10' 5" (4.85m x 3.18m), with UPVC box bay window to the front elevation, UPVC double patio doors to the rear garden, decorative fireplace, double radiator and further radiator.



KITCHEN

19' 3" (max) 11' 10" (into bay) narrowing to 9' 10" (5.87m x 3.61m narrowing to 3m), fitted with a range of wall, base units and drawers with work surfaces over, sink unit and drainer, Canon range cooker, plumbing for washing machine, part tiled surround, wall radiator, two UPVC windows to the rear elevation and UPVC doors to the conservatory.

UTILITY/SHOWER ROOM

7' 9" x 5' 2" (2.36m x 1.57m), with fitted base cupboards, work surface, tiled flooring, towel radiator and fitted shower cubicle.

WC

With WC, tiled floor, wash hand basin with vanity cupboard below and UPVC window to the side elevation.



CONSERVATORY

29' 5" max to window frame x 12' 1" min x 14' 4" max (P-shaped room) (8.97m x 3.35m x 4.37m), with UPVC windows and glass roof, feature fireplace, tiled flooring, three electric heaters and UPVC French doors to the rear garden.

FIRST FLOOR LANDING

With half landing leading to storage/study and access to the roof void.

BEDROOM

12' 0" plus bay x 10' 11" (3.66m x 3.33m), with UPVC bay window to the front elevation and single radiator.

BEDROOM

10' 11" x 9' 10" (3.33m x 3m), with UPVC window to the side elevation.

BEDROOM

8' 0" x 7' 6" (2.44m x 2.29m), with UPVC window to the front elevation and single radiator.



ATTIC SPACE/STORAGE ROOM

15' 11" x 4' 0" min to sloping ceiling x 7' 5" max excluding the sloping ceiling (4.85m x 1.22m x 2.28), with UPVC window to the front elevation and single radiator.



BATHROOM

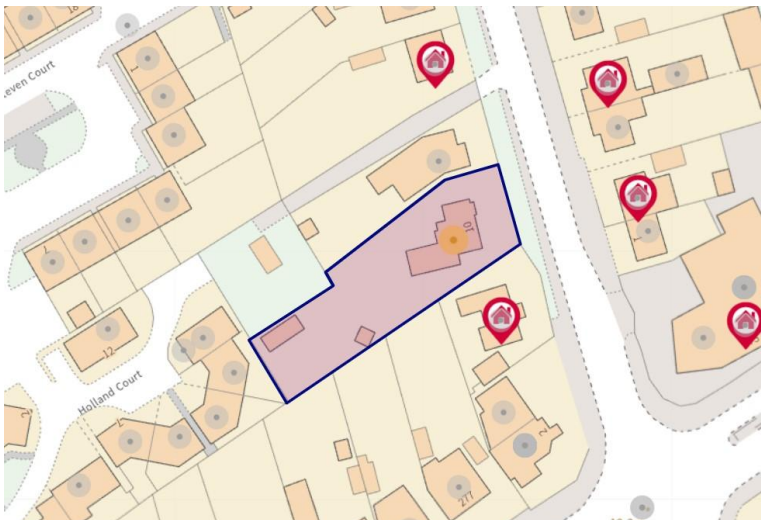
8' 0" x 6' 9" (2.44m x 2.06m), with suite to comprise of WC, wash hand basin and bath with shower attachment, fitted vanity cupboards, towel radiator, part tiled surround, airing cupboard housing the gas central heating boiler and UPVC window to the side elevation.

OUTSIDE

The property is situated in a pleasant non-estate position. There is a front garden and gravelled driveway providing off road parking for vehicles with a private gated access leading to a further hardstanding area. To the rear there is a large and mature private rear garden with a wide variety of mature shrubs and trees, gravelled seating area, lawned area, a range of vegetable plots, summer house with a decked seating area, paved patio, greenhouse and workshop.

WORKSHOP

24' 3" x 9' 10" (7.39m x 3m), with light and power.



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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you work out the costs 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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself or an independent surveyor or other professional, particularly on items stated herein and not verified.

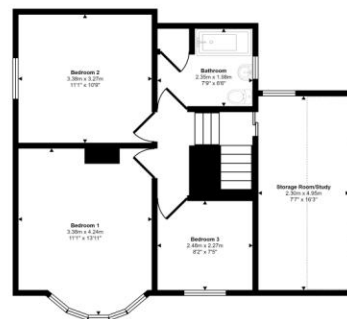
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Approx Gross Internal Area
146 sq m / 1569 sq ft



Ground Floor
Approx 91 sq m / 981 sq ft

□ Denotes head height below 1.5m



First Floor
Approx 55 sq m / 589 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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