



57 Baildon Crescent

North Hykeham, Lincoln, LN6 8HS

£260,000

An immaculate and spacious three bedroom detached bungalow in the ever popular North Hykeham area, within close proximity to The Forum Shopping Centre and other local amenities. The property has well-presented accommodation comprising of Entrance Hall, Lounge, Conservatory, Kitchen/Diner, three Bedrooms and a newly fitted Shower Room. Outside there is a landscaped front garden, side driveway for multiple vehicles, detached single garage and an enclosed rear garden. The property further benefits from No Onward Chain and viewing is highly recommended.



Baldon Crescent, North Hykeham, Lincoln, LN6 8HS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – C

LOCAL AUTHORITY - Lincoln City 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.

HALL

15' 9" x 7' 10" (4.82m x 2.40m), with laminate flooring, loft access point and radiator.

LOUNGE

13' 11" x 11' 11" (4.25m x 3.64m), with double glazed door and window to the Conservatory, gas fire in a feature fireplace, laminate flooring and radiator.

CONSERVATORY

11' 1" x 10' 3" (3.38m x 3.13m), with double glazed French doors to the rear garden, double glazed windows to the side and rear aspects and tiled flooring.

KITCHEN/DINER

14' 11" x 13' 6" (4.55m x 4.12m), fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, spaces for a cooker, washing machine, fridge freezer and slimline dishwasher, tiled splashbacks, laminate flooring, spotlights, double glazed window to the rear aspect and radiator.

SIDE PORCH

With storage cupboard housing the gas-fired central heating boiler.

BEDROOM 1

13' 1" x 11' 3" (4.00m x 3.45m), with three double wardrobes, double glazed window to the front aspect and radiator.

BEDROOM 2

11' 9" x 11' 8" (3.60m x 3.57m), with double glazed window to the front aspect, ceiling fan and radiator.

BEDROOM 3

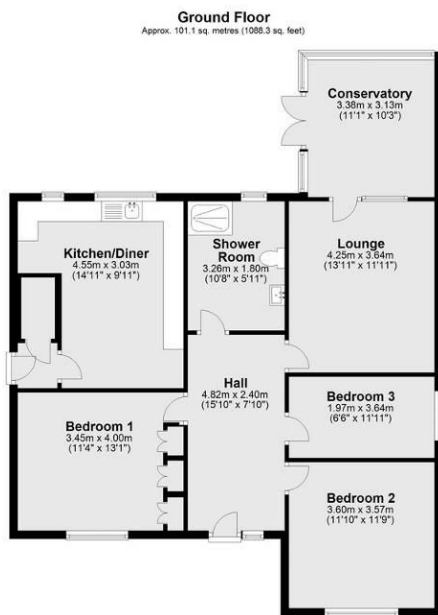
11' 11" x 6' 5" (3.64m x 1.97m), with double glazed window to the side aspect and radiator.

SHOWER ROOM

10' 8" x 5' 10" (3.26m x 1.80m), fitted with a three piece suite comprising of walk-in shower cubicle with electric shower, close coupled WC and wash hand basin, chrome towel radiator, tiled walls and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a landscaped garden and a driveway providing off-street parking for multiple vehicles and access to the single garage with up and over door, light and power. To the rear there is an enclosed garden laid mainly to lawn with patio seating area and mature shrubs.



Total area: approx. 101.1 sq. metres (1088.3 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

WEBSITE

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CWH and J Water 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.

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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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29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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