



57 Hebden Moor Way

North Hykeham, Lincoln, LN6 9QW



Book a Viewing!

£225,000

A well-presented two bedroomed detached bungalow positioned in this popular area of North Hykeham. The property has internal accommodation comprising Entrance Porch, Inner Hallway, bay fronted Lounge with fireplace, Kitchen/Diner, Garden Room, two well-appointed Bedrooms and a Shower Room. The property has a low maintenance front garden with a block paved driveway providing off road parking and access to the integral garage. There is gated access to the rear of the property where there is an extensive garden with lawned areas, paved seating areas, mature shrubs, trees, a greenhouse and a summer house. The property is being sold with No Onward Chain and viewing is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

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

COVERED ENTRANCE PORCH

With block paved flooring and UPVC window and door into the inner hallway.

INNER HALLWAY

With fitted cupboard, radiator and door to the lounge.

LOUNGE

14' 10" x 10' 5" (4.54m x 3.19m) With UPVC bay window to the front elevation, double radiator, gas fire with brick feature fireplace and archway leading into the kitchen/diner.

KITCHEN/DINER

15' 8" x 10' 5" (4.80m x 3.19m) With feature tiled flooring, UPVC window to the rear elevation, UPVC window to the garden room, double radiator, space for a table, fitted with a range of base units with drawers and work surfaces over, integral Neff oven with microwave, Neff four ring gas hob with extraction above, wall mounted cupboards with complementary tiling, stainless steel sink unit and drainer with mixer tap and spaces for washing machine and fridge freezer.

GARDEN ROOM

18' 2" x 7' 8" (5.55m x 2.34m) With UPVC windows overlooking the garden, tiled flooring, door leading into the garage and door to the rear garden.

SHOWER ROOM

8' 11" x 6' 5" (2.72m x 1.98m) With UPVC window to the side elevation, tiled walls, suite comprising shower cubicle with electric shower, wash hand basin and WC, chrome towel radiator and an airing cupboard housing the hot water tank.

BEDROOM 1

12' 5" x 9' 4" (3.81m x 2.86m) With UPVC window to the front elevation, radiator and a range of fitted bedroom furniture.

BEDROOM 2

8' 11" x 9' 4" (2.73m x 2.86m) With UPVC window to the rear elevation, radiator and a range of fitted bedroom furniture.

OUTSIDE

To the front of the property there are decorative gravelled beds, mature shrubs, gated access to the rear and a block paved driveway providing off road parking and giving access to the garage. To the rear of the property there is a paved seating area, block paved area, decorative gravelled beds, mature shrubs and trees, lawned area, greenhouse with vegetable plots and a summer house.

GARAGE

16' 7" x 9' 4" (5.07m x 2.87m) With UPVC window to the side elevation, up and over door to the front elevation, wall mounted Ideal logic gas central heating boiler, power and lighting.



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

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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 them 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 them 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

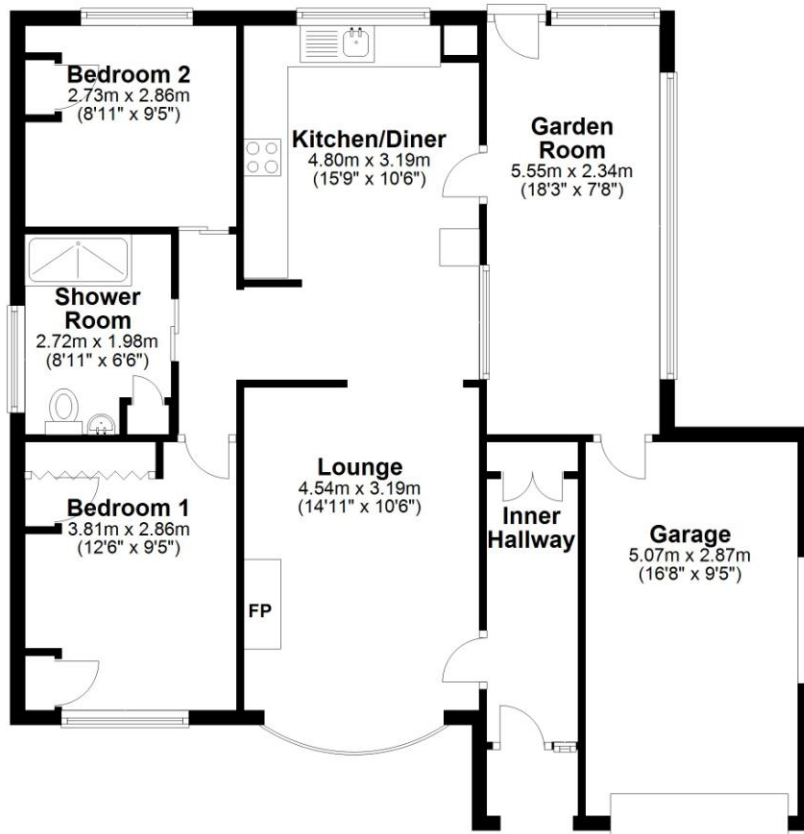
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Ground Floor

Approx. 94.5 sq. metres (1017.0 sq. feet)



Total area: approx. 94.5 sq. metres (1017.0 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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