



## 45 Harewood Crescent

North Hykeham, Lincoln, LN6 8JG



Book a Viewing!

**£260,000**

This is a well-proportioned three bedroom detached family home positioned in this popular location of North Hykeham. The property does require slight modernisation but offers internal accommodation to comprise of Inner Hallway, Bay fronted Lounge, Dining Room, fitted Kitchen and a First Floor Landing giving access to three Bedrooms, Bathroom and separate WC. Outside to the front of the property there are lawned and gravelled areas and a driveway providing off-street parking for many vehicles which gives access to the Garage. To the rear of the property there is a lawned garden. No Onward Chain.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**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.



#### INNER HALLWAY

Having uPVC windows and door to the front aspect, uPVC window to the side aspect, covered radiators, stairs to the first floor landing and doors to the Kitchen and Lounge.

#### LOUNGE

12' 10" x 14' 5" (3.92m x 4.41m) Having uPVC walk in bay window to the front aspect, radiator, fireplace and archway leading through to the Dining Area.

#### DINING AREA

9' 1" x 10' 1" (2.78m x 3.09m) Having uPVC window overlooking the rear garden, radiator and door to the kitchen.



#### KITCHEN

9' 1" x 11' 1" (2.78m x 3.40m) Having uPVC door to the side aspect, uPVC window to the rear aspect, wall mounted gas central heating boiler, under stairs storage cupboard housing electric meter, spaces for fridge, cooker and washing machine, wall and base units with work surfaces over, stainless steel sink and drainer and complementary tiled splashbacks.

#### FIRST FLOOR LANDING

Having access to the separate WC, Bathroom and three Bedrooms, access to roof void and window to the side aspect.



#### BEDROOM 1

11' 9" x 12' 0" (3.60m x 3.68m) Having uPVC walk in bay window to the front aspect and radiator.

#### BEDROOM 2

10' 2" x 12' 0" (3.10m x 3.68m) Having uPVC window to the rear aspect and radiator.

#### BEDROOM 3

7' 11" x 9' 2" (2.43m x 2.81m) Having uPVC window to the front aspect and radiator.

#### WC

Having uPVC window to the rear aspect and WC.



#### BATHROOM

6' 5" x 5' 2" (1.98m x 1.60m) Having uPVC window overlooking the rear garden, suite to comprise of bath and wash hand basin, mermaid boarding to the walls, airing cupboard housing hot water tank and radiator.



**OUTSIDE**

To the front of the property there is a driveway and gravel hardstanding, lawned garden with mature shrubs and trees giving access to the garage. To the rear of the property there are decorative gravelled beds, decking, Astroturf and lawned garden.

**GARAGE**

14' 9" x 8' 4" (4.50m x 2.55m) Having up and over door to the front aspect, pedestrian door to the side aspect, power and lighting.

**WEBSITE**

Our detailed website shows 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](http://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 – HOW WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gison 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 Callum 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 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 MR RICS.

**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**

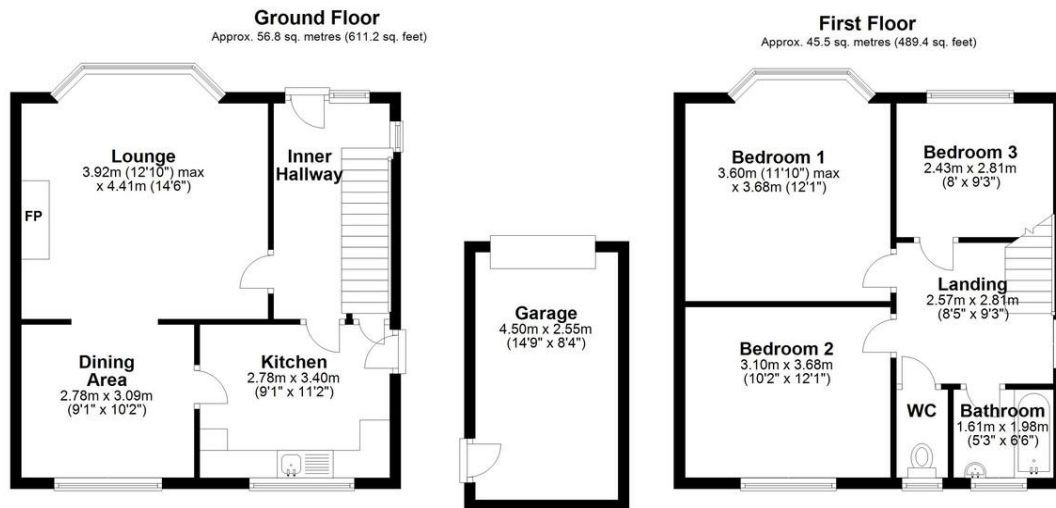
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**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 are for the vendors (Lessors) for whom they act as Agents given the nature of the details.

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Total area: approx. 102.3 sq. metres (1100.6 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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