



**10 St. Davids Road**  
North Hykeham, LN6 8QL



Book a Viewing!

**£200,000**

A Three Bedroom Detached Bungalow within the heart of the ever popular residential area of North Hykeham. The property has well presented accommodation comprising of Hall, Lounge, Kitchen/Breakfast Room, Three Bedrooms and a Bathroom. Outside there is a lawned front garden, a driveway for multiple vehicles, a single garage and an enclosed rear garden. Viewing of this property is highly recommended to appreciate all it has to offer. NO 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.







#### HALL

With airing cupboard housing the gas fired central heating boiler and radiator.

#### LOUNGE

15' 9" x 11' 10" (4.81m x 3.61m) With double glazed windows to the front and side aspects, electric fire set within a feature fireplace and radiator.

#### KITCHEN

11' 0" x 10' 2" (3.36m x 3.12m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps over, spaces for washing machine, cooker and fridge freezer, pantry cupboard, tiled splashbacks, radiator, double glazed windows to the front and side aspects and a door to the side.



#### BEDROOM 1

11' 11" x 10' 11" (3.65m x 3.33m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 2

12' 0" x 8' 10" (3.66m x 2.70m) With double glazed window to the rear aspect, fitted wardrobe and radiator.

#### BEDROOM 3

8' 11" x 6' 5" (2.72m x 1.96m) With double glazed window to the rear aspect and radiator.

#### BATHROOM

Fitted with a three-piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, part tiled walls, radiator and double glazed window to the side aspect.



#### OUTSIDE

To the front of the property there is a lawned garden and a driveway providing off street parking for multiple vehicles and giving access to the garage. The garage has an up-and-over door to the front and window to the side. The enclosed rear garden is laid mainly to lawn with mature shrubs and flowerbeds.





**WEBSITE**  
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Sills & 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 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.

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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.

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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.

**GENERAL**  
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**Ground Floor**  
Approx. 89.6 sq. metres (964.2 sq. feet)



**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

