



10 Mercury Close

North Hykeham, Lincoln, LN6 9FH



Book a Viewing!

£250,000

Enjoying a prime position in the ever popular and highly convenient location of North Hykeham, this stylish modern three-storey townhouse offers spacious, beautifully presented living accommodation designed for both comfort and versatility. The welcoming Entrance Hall gives way to a Cloakroom/WC and a contemporary Kitchen/Diner, perfect for everyday living and entertaining alike. The first floor has an impressive Lounge with Juliet Balcony, a third Bedroom and a Family Bathroom. To the second floor, a further Landing leads to two Double Bedrooms, each with its own En-suite Shower Room. Outside, the property is equally appealing, with a block paved driveway, single garage, brick store, and a gravelled frontage. To the rear lies a fully enclosed landscaped garden, a private haven for relaxation and alfresco dining. This exceptional home combines modern convenience with elegant design, and viewing is highly recommended to truly appreciate all that is on offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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.



ACCOMMODATION

HALL

With staircase to the first floor, utility cupboard with plumbing for washing machine, laminate flooring, radiator and personnel door to the garage.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, laminate flooring and radiator.

KITCHEN/DINER

15' 5" x 11' 11" (4.72m x 3.64m) Fitted with a range of wall and base units with work surfaces over, ceramic 1.5 bowl sink with side drainer and mixer tap, spaces for dishwasher and fridge, eye level electric oven, gas hob with extractor fan over, tiled splashbacks, laminate flooring, spotlights, radiator, double glazed window to the rear aspect and double glazed French doors to the rear garden.

FIRST FLOOR LANDING

With staircase to the second floor and radiator.

LOUNGE

15' 5" x 13' 8" (4.72m x 4.19m) With double glazed Juliet balcony to the front aspect and two radiators.

BATHROOM

Fitted with a three piece suite comprising of panelled bath, close coupled WC and pedestal wash hand basin, tiled splashbacks, laminate flooring, radiator, spotlights and double glazed window to the rear aspect.



SECOND FLOOR LANDING

With airing cupboard and radiator.

BEDROOM 1

15' 9" x 13' 8" (4.81m x 4.17m) With two double glazed windows to the front aspect, fitted wardrobe and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator and spotlights.

BEDROOM 2

15' 9" x 9' 0" (4.81m x 2.76m) With double glazed window to the rear aspect, fitted wardrobe and radiator.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, part tiled splashbacks, radiator, spotlights and double glazed window to the rear aspect.

BEDROOM 3

11' 9" (max)" x 9' 1" (3.58m x 2.78m) With double glazed window to the rear aspect, laminate flooring and radiator.





OUTSIDE

To the front of the property is a gravelled garden and a block paved driveway providing off street parking and access to the garage. The integral garage has an up and over door to the front, personnel door to the hall, light and power. There is an additional store. To the rear of the property is a beautiful landscaped garden with raised patio seating area, paved area, mature shrubs and trees.

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

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 – WHO WE MAY REFER YOU TO

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.

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 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.

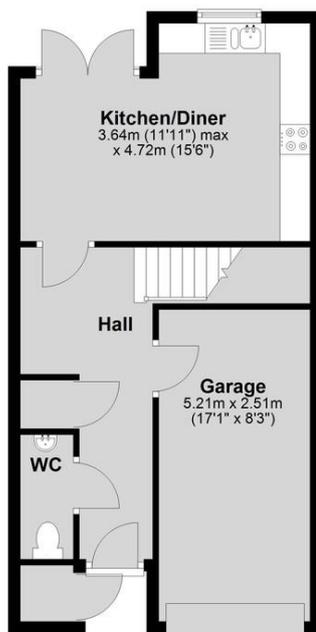
GENERAL

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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

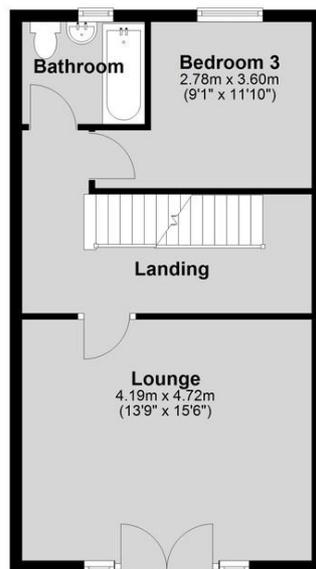
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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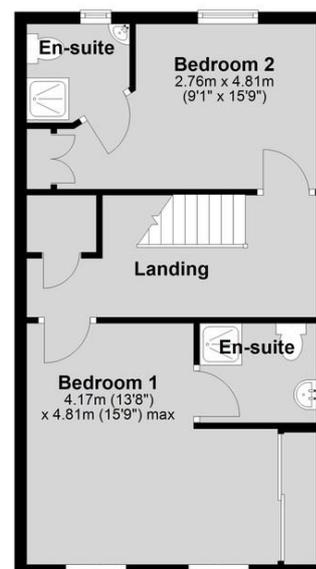
Ground Floor
Approx. 44.2 sq. metres (475.6 sq. feet)



First Floor
Approx. 43.7 sq. metres (470.0 sq. feet)



Second Floor
Approx. 43.9 sq. metres (472.7 sq. feet)



Total area: approx. 131.8 sq. metres (1418.4 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 and 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.

