



## 27 Hebden Moor Way

North Hykeham, Lincoln, LN6 9QW



Book a Viewing!

**£385,000**

An immaculately presented and deceptively spacious three bedroom detached bungalow, enviably positioned within the highly regarded Mill Moor Estate in the heart of North Hykeham. The property boasts modern versatile living accommodation to include a welcoming Entrance Hall, an elegant Lounge, formal Dining Room, light filled Conservatory and a beautifully appointed Kitchen with contemporary fitted units and integrated appliances. A Rear Porch and Study provide additional practicality, whilst three generously sized Bedrooms are complemented by a luxurious Master En-Suite Shower Room and a modern Wet Room. The exterior is equally impressive, featuring attractive front and rear gardens, a private driveway and a double garage. Available with No Onward Chain, this outstanding residence combines modern living with a highly sought after location, making early viewing essential.







#### **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

### ENTRANCE HALL

With cloaks cupboard and radiator.

### LOUNGE

15' 7" x 11' 10" (4.75m x 3.62m) With double glazed bay window to the front aspect, electric log burner and radiator.

### DINING ROOM

12' 0" x 7' 7" (3.67m x 2.33m) With double glazed sliding doors to the conservatory and radiator.

### CONSERVATORY

11' 9" x 9' 2" (3.59m x 2.80m) With double glazed French doors to the rear garden and tiled flooring.



### KITCHEN

17' 8" x 8' 2" (5.39m x 2.51m) Fitted with a stylish range of wall and base units with work surfaces over, electric oven, gas hob with extractor fan, integrated dishwasher, washing machine, fridge freezer and tall fridge, stainless steel 1½ bowl sink with side drainer and mixer tap over, tiled splashbacks, laminate flooring, radiator, door to the rear garden and double glazed window to the rear aspect.

### REAR PORCH

With laminate flooring and door to the rear garden.

### STUDY

10' 5" x 7' 4" (3.19m x 2.24m) With double glazed window to the side aspect.



### BEDROOM 1

12' 11" x 10' 4" (3.96m x 3.15m) With double glazed windows to the front and side aspects, a range of fitted wardrobes, ceiling fan and radiator.

### EN-SUITE SHOWER ROOM

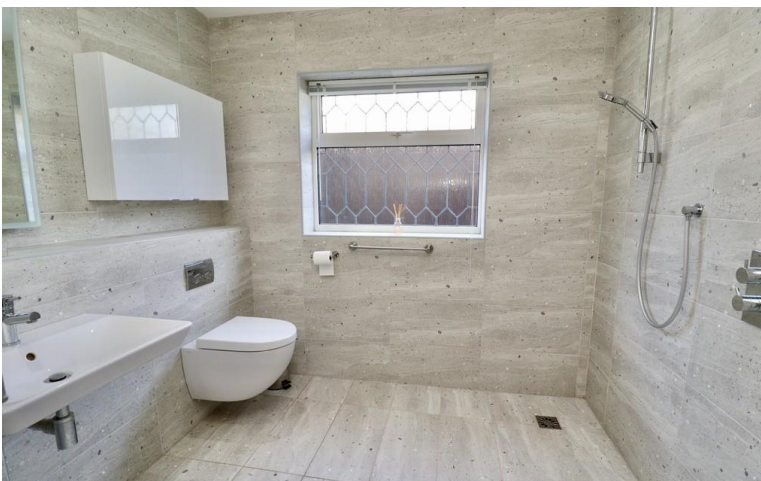
Fitted with a three piece suite comprising of shower cubicle, close coupled WC and a wash hand basin in a vanity style unit, towel radiator, spotlights, tiled splashbacks and flooring.

### BEDROOM 2

10' 7" x 10' 0" (3.24m x 3.05m) With double glazed window to the rear aspect and radiator.

### BEDROOM 3

9' 2" x 7' 11" (2.81m x 2.43m) With double glazed window to the rear aspect and radiator.



### WET ROOM

Fitted with a three piece suite comprising of wet room shower, close coupled WC and wall mounted wash hand basin, tiled walls and flooring, airing cupboard, spotlights, towel radiator and double glazed window to the side aspect.



## OUTSIDE

To the front of the property there is a lawned garden and a block paved driveway providing off street parking for multiple vehicles and access to the double garage. To the rear there is a generous and enclosed garden which is laid mainly to lawn with a patio seating area, mature shrubs and trees.

## DOUBLE GARAGE

With electric roller door to the front, double glazed window to the side aspect, light and power.

### 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 & Butteridge, 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.

CWHJ Water and Calum 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 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

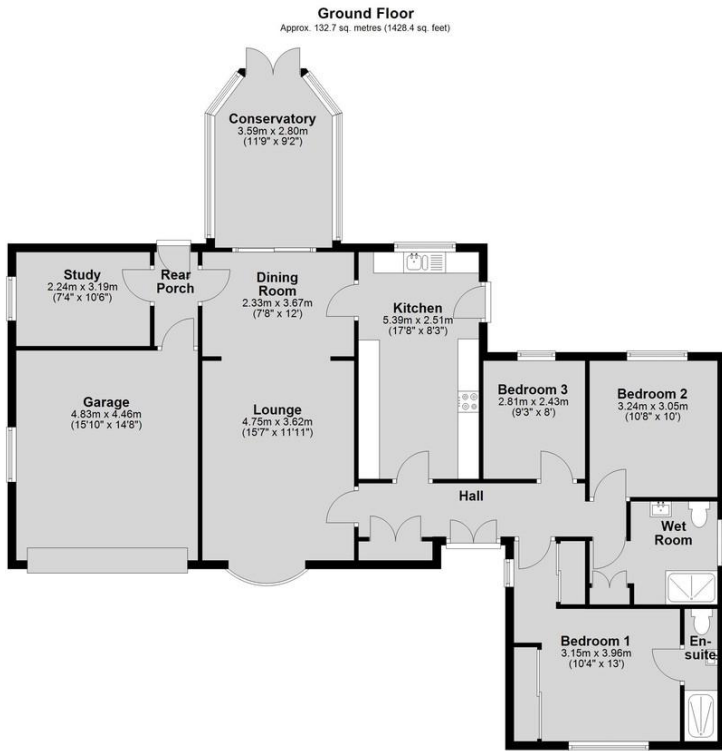
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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 given 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 whatsoever 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 132.7 sq. metres (1428.4 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 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.

