



## 6b Hambleton Avenue

North Hykeham, Lincoln, LN6 9TU



Book a Viewing!

**£275,000**

Situated in the popular residential area of North Hykeham, to the South of the historic Cathedral City of Lincoln, this modern and spacious Three Bedroom, Three Storey Townhouse offers versatile and well presented accommodation throughout. The property comprises an Entrance Hall, Utility Room, Bedroom Three and a Shower Room to the Ground Floor. The First Floor features a spacious Lounge and a well appointed Kitchen/Diner, while the Second Floor offers Two further Double Bedrooms and a Family Bathroom. Externally, the property benefits from a gravelled driveway providing off-street parking for multiple vehicles, an integral garage and an enclosed rear garden. Viewing is highly recommended to fully appreciate the accommodation on offer.



6b Hambleton Avenue, North Hykeham, Lincoln, LN6 9TU



#### SERVICES

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – D.**

**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 and radiator.

### UTILITY ROOM

Fitted with a range of base units with work surfaces over, space for washing machine and tumble dryer, tiled splashbacks, radiator, double glazed window to the rear aspect and door to the garden.

### BEDROOM 3

16' 11" x 9' 5" (5.17m x 2.88m) With double glazed window to the rear aspect and radiator.

### SHOWER ROOM

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

### FIRST FLOOR LANDING

With staircase to the second floor and radiator.

### LOUNGE

17' 11" x 17' 3" (5.48m x 5.26m) With two double glazed windows to the rear aspect, laminate flooring, spotlights and two radiators.

### KITCHEN/DINER

15' 3" x 10' 9" (4.65m x 3.29m) Fitted with a range of base and wall units with work surfaces over, electric oven, gas hob, integrated fridge freezer, space for dishwasher, spotlights, radiator and two double glazed windows to the front aspect.

### SECOND FLOOR LANDING

### BEDROOM 1

11' 6" x 17' 3" (3.51m x 5.26m) With Velux window to the rear aspect, fitted wardrobes, spotlights and radiator.

### BEDROOM 2

17' 2" x 10' 6" (5.25m x 3.21m) With double glazed window to the front aspect, fitted wardrobes, spotlights and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, towel radiator and tiled splashbacks.

### OUTSIDE

To the front of the property there is a gravelled driveway providing off street parking for multiple vehicles and access to the single garage. The garage has up-and-over door to the front, light and power. To the rear of the property there is an enclosed rear garden laid mainly to lawn with patio seating area.





**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](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 – WHO WE MAY REFER YOU TO**

SMS & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, 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**

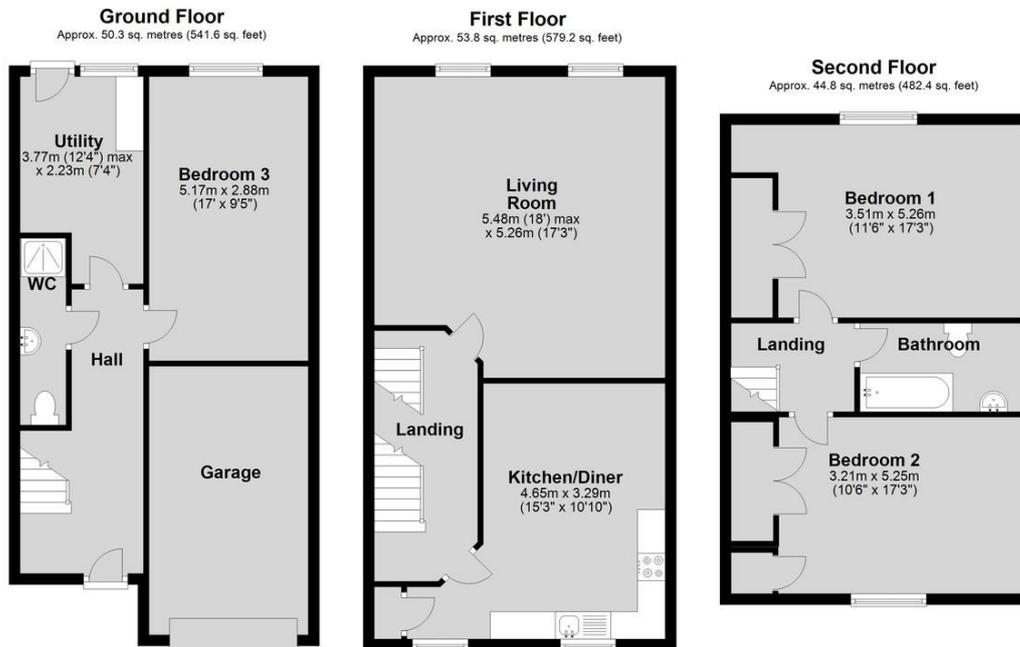
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 148.9 sq. metres (1603.2 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

