



## 11 Heron Walk

North Hykeham, Lincoln, LN6 9TR



Book a Viewing!

**£325,000**

A well-presented four bedroom detached family home, finished with modern décor throughout and featuring a recently installed bespoke kitchen. Offering spacious and versatile accommodation, the property is ready to move straight into and ideally suited to modern family living, with a generous rear garden, conservatory and garage. The accommodation comprises of an entrance hallway flowing directly to a kitchen diner, lounge, conservatory and utility/WC. To the first floor there are four bedrooms, with the principal bedroom benefitting from an en-suite, alongside a family bathroom.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – B.

**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

### LOUNGE

16' 4" x 10' 2" (4.98m x 3.1m) With UPVC double glazed bay style window, laminate flooring, radiator and gas fire with mantel surround.

### KITCHEN/DINER

22' 9 max" x 11 max' (6.93m x 3.35m) Fitted with a range of wall and base units with laminate work surfaces and under cabinet lighting, eye level oven, gas hob with extractor over, integrated dishwasher and fridge freezer, composite 1½ bowl sink with mixer tap, ample room for a family dining table with breakfast bar seating, two UPVC double glazed windows to the rear aspect and an upright radiator.



### CONSERVATORY

12' 5" x 9' 11" (3.78m x 3.02m) With UPVC double glazed windows and double doors opening onto the rear garden.

### UTILITY/WC

Fitted with worktop, plumbing for washing machine and dryer, WC and wash hand basin, tiled splashbacks, lino flooring, chrome heated towel rail and frosted UPVC double glazed window.

### FIRST FLOOR LANDING

Providing access to all four bedrooms, family bathroom and airing cupboard.

### BEDROOM 1

12' 4" x 11' 5 max" (3.76m x 3.48 m) With dual aspect UPVC double glazed windows overlooking the rear garden, fitted dressing area with LED mirror, radiator and access to en-suite.



### EN-SUITE

Fitted with a three piece suite comprising shower cubicle, WC and wash hand basin with vanity storage, tiled splashbacks, laminate flooring, chrome heated towel rail, extractor and frosted UPVC double glazed window.

### BEDROOM 2

12' 5 max" x 11' 5 max" (3.78m x 3.48m) With UPVC double glazed window, radiator and built-in wardrobe storage.

### BEDROOM 3

11' 2" x 9' 11" (3.4m x 3.02m) With UPVC double glazed window, radiator and flooring.

### BEDROOM 4

10' 3" x 5' 8" (3.12m x 1.73m) A versatile fourth bedroom, currently utilised as a dressing room or suitable as a home office, nursery or guest room with UPVC double glazed window to the rear aspect and radiator.



### BATHROOM

Fitted with a three piece suite comprising bath with shower attachment, WC and wash hand basin set within vanity storage, tiled flooring, towel radiator, extractor and frosted UPVC double glazed window.



## OUTSIDE

To the rear, there is a generous garden designed for low maintenance, featuring a large patio seating area, artificial lawn and outside tap with lighting. To the rear of the garden there is a substantial metal-built garage/workshop, offering excellent additional storage or workspace. To the front, the property benefits from driveway parking and a low-maintenance garden.

## GARAGE

An attached single garage fitted with an electric roller shutter door with power, lighting and housing the wall-mounted boiler.

### 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.ni](http://mundys.ni)

### SELLING YOUR HOME - HOW TO GO ABOUT IT

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### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Bettridge, 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 them 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 them 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 015225 56088 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 work out the costs of financing your purchase.

### NOTE

1. None of these 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 refer to the vendors (Lessors) for whom they act as Agents given notice that:

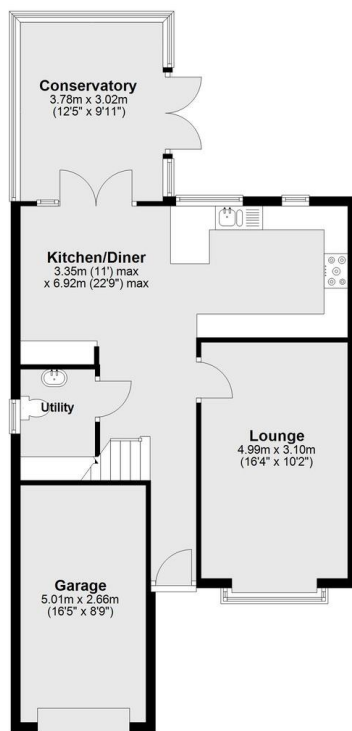
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## Ground Floor

Approx. 74.5 sq. metres (801.8 sq. feet)



## First Floor

Approx. 62.0 sq. metres (667.4 sq. feet)



Total area: approx. 136.5 sq. metres (1469.2 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.



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